

Listing Agent: Helene Barkin

Property Address: 954 Keeler Avenue, Berkeley

Purchaser and/or Purchasers' Agent acknowledge timely receipt of the following documents prior to writing and presenting an offer on the above referenced property.

PREVIOUS REPORTS

1. Kruse Heating Work Order dated 4/24/06, 1 page
2. Kruse Heating Work Order dated 3/2/05, 1 page
3. Kruse Heating Invoice dated 12/31/03, 1 page
4. Kruse Heating 11/26/03, 1 page
5. Dan Szumski Drawings undated, 3 pages
6. Berkeley Chimneys Condition Report dated 4/27/06, 1 page
7. Synergy Letter to B. Bowers dated 12/18/03, 1 page
8. Environmental Services, INC 11/24/06, 3 pages
9. Williams Electric Proposal dated 12/9/03, 1 page
10. Earthquake and Structures B.K. Paul Structural Inspection dated 11/24/03, 3 pages
11. Diablo Roofing dated 8/17/99, 2 pages
12. Diablo Roofing dated 10/19/99, 10/22/99 and copy of check dated 11/10/99, 3 pages
13. Diablo Roofing dated 10/6/04, 1 page
14. Transfer Disclosure Statement dated 11/19/03, 3 pages
15. Disclosures List dated 11/17/03, 1 page
16. Improvements List dated 11/24/03, 1 page
17. Buyer's Agent Transfer Disclosure Statement dated 11/21/03, 1 page
18. Seller' Supplement to the TDS dated 11/19/03, 4 pages
19. Supplemental Statutory and Contractual Disclosure dated 11/26/03, 1 page
20. Mitts Termite Report dated 9/26/03, 7 pages
21. Metro Home Inspection dated 11/25/03, 26 pages
22. Dan Szumski Engineering Inspection Report dated 9/26/03, 4 pages
23. RECO Inspection Report dated 9/17/03, 1 page
24. RECO Form A dated 9/30/03, 1 page
25. Synergy Scope of Work dated 11/26/03, 3 pages
26. City of Berkeley Permits dated 8/23/99 and 1/14/00, 3 pages
27. Alan Brennan Floor Plans and Sketches, 8 pages
28. Seismic/Transfer Tax Guidelines Packet. 9 pages
29. Seismic Retrofit Verification Application dated 1/20/00, 1 page
30. City of Berkeley Permits dated 2/7/00, 2 pages
31. Vic Linden Plot Plans dated 2/7/00, 4 pages
32. City of Berkeley Permits dated 9/15/00, 2 pages
33. Courtesy Notice dated 11/3/00, 1 page
34. Amana Construction Retaining Wall Excavation dated 11/00, 64 pages
35. City of Berkeley Letter dated 12/13/99, 1 page

RECEIPT FOR PREVIOUS DOCUMENTS

Property Address: 954 Keeler Avenue, Berkeley

- 36. City of Berkeley Building Permit dated 8/9/02, 2 pages
- 37. Lea and Sung Engineering 8/9/02, 6 pages
- 38. All Bay Drilling, 1 page
- 39. City of Berkeley Permits dated 9/15/00, 2 pages
- 40. City of Berkeley Permits dated 1/30/01, 2 pages
- 41. City of Berkeley Permits dated 7/7/99, 1 page

The undersigned acknowledge timely receipt of the above referenced documents.

Buyer _____

Date _____

Buyer _____

Date _____

Selling Agent _____

Date _____

Seller _____

Date _____

Seller _____

Date _____

Listing Agent Helene P. _____

Date 1/18/2008
hb

KRUSE

Plumbing
Heating
Cooling

L.J. KRUSE COMPANY

P O Box 2900, Berkeley CA 94702
920 Pardee Street
Berkeley, CA 94710-2626
Phone: (510) 644-0260 Fax: (510) 644-2497

WORK ORDER

PAGE: 1 W.O. #: 347020
DATE: 04/24/06 1:38 PM
SCHEDULED: 06/19/06 12:00 PM

ASSIGNED TO: 099 JENSEN, RYAN M.

CUSTOMER: 08164
BRAD BOWERS
954 KEELER
BERKELEY, CA 94708

LOCATION: H81640
BOWERS
954 KEELER
BERKELEY, CA 94708

CONTACT: BRAD
PHONE 1: (510) 898-8985

Cash Check Credit Card

CROSS STREET: GRIZZLY PEAK
SERVICE TYPE: HCA HEATING/COOLING

CUST PO #:

REQUEST:

PERFORM 2ND ANNUAL HEATING AND COOLING SERVICE FOR 2ND YEAR OF THREE YEAR AGREEMENT, PRE-PAID.

Date <u>6/19/06</u>	Date _____	Date _____	Date _____
Travel _____	Travel _____	Travel _____	Travel _____
Arrive _____	Arrive _____	Arrive _____	Arrive _____
Depart _____	Depart _____	Depart _____	Depart _____

WORK PERFORMED: General Service - changed filter media, checked & tightened electrical connections, checked temp rise, tested system operation, etc.

Work Complete!

MATERIALS:

QUANTITY	DESCRIPTION	PRICE	QUANTITY	DESCRIPTION	PRICE
	<u>WWW.CARRIER.COM</u>				
	<u>User interface for Infinity systems</u>				
			<u>1</u>	<u>FUEL SURCHARGE</u>	<u>\$ 5.00</u>

Hrs X _____ = Labor \$ _____
Material Subtotal \$ _____ Tax \$ _____
AMOUNT DUE \$ _____
AMOUNT PAID \$ _____

[Signature] 06/19/06 Ryan Jensen 6/19/06
CLIENT SIGNATURE DATE TECHNICIAN SIGNATURE DATE

KRUSE

Plumbing
Heating
Cooling

L.J. KRUSE COMPANY

P O Box 2900, Berkeley CA 94702
920 Pardee Street
Berkeley, CA 94710-2626
Phone: (510) 644-0260 Fax: (510) 644-2497

WORK ORDER

PAGE: 1 W.O. #: 332980
DATE: 03/02/05 09:51 AM
SCHEDULED: 03/04/05 12:00 PM

ASSIGNED TO: 144 THROCKMORTON,

CUSTOMER: 08164
BRAD BOWERS
954 KEELER
BERKELEY, CA 94708

LOCATION: H81640
BOWERS
954 KEELER
BERKELEY, CA 94708

CONTACT: BRAD
PHONE 1: (510) 898-8985

Cash Check Credit Card

CROSS STREET: GRIZZLEY PEAK
SERVICE TYPE: HCA HEATING/COOLING

CUST PO #:

REQUEST:

HEATING AND COOLING AGREEMENT *April a/c 5000*

Date _____	Date _____	Date _____	Date _____
Travel _____	Travel _____	Travel _____	Travel _____
Arrive _____	Arrive _____	Arrive _____	Arrive _____
Depart _____	Depart _____	Depart _____	Depart _____

WORK PERFORMED: *routine maintenance on furnace checked operation and tested limits. changed april a/c 5000 filter everything ok at this time*

MATERIALS:

QUANTITY	DESCRIPTION	PRICE	QUANTITY	DESCRIPTION	PRICE
1	April a/c 5000 filter		1	general maintenance per agreement	\$

Hrs X _____ = Labor \$ _____
Material Subtotal \$ _____ Tax \$ _____
AMOUNT DUE \$ _____
AMOUNT PAID \$ _____

Brad Bowers 3/4/05
CLIENT SIGNATURE _____ DATE _____
TECHNICIAN SIGNATURE _____ DATE _____

Past due balances are subject to a finance charge of 1.5% per month.



INVOICE #: 55946
INVOICE DATE: 12/31/2003

CUSTOMER #: 08164

WORK ORDER NUMBER: 317410

BILL TO:

BRAD BOWERS
954 KEELER
BERKELEY, CA 94708

LOCATION:

954 KEELER
BERKELEY, CA

Payment Due Upon Receipt of Invoice

Description	Amount
Resolution: FURNISH AND INSTALL NEW CARRIER 94% EFFICIENT VARIABLE SPEED FURNACE, COMPLETE WITH NEW DUCT SYSTEM AND APRILAIRE 5000 FILTER.	
QUOTED AMOUNT	\$10,900.00
EXTRA - FILTER	\$43.30
COMPLETED TO DATE	\$10,943.30
LESS AMOUNT PAID PREVIOUSLY	\$0.00
AMOUNT DUE THIS BILLING	\$10,943.30

PAID 80% (8754.64)
on 1/28/04
check 1977

Thank you for your business!

KRUSE *Plumbing Heating Cooling*

A century of service

Ms. Helene Barkin
The Grubb Co.
VIA FACSIMILE

November 26, 2003

Re: New heating installation budgets at 954 Keeler

We propose to replace the existing gravity style furnace with a new Carrier 93% efficient sealed combustion sidewall venting two-stage forced air furnace. We will dismantle the old equipment from the site.

We will install a new warm air duct system complete with all sheet metal fabrication. We will reattach to all existing warm air registers serving the upper main level. We will install new ducts to serve four new register locations on the lower level. We will provide the needed two-pipe PVC venting system to terminate on the front wall of the structure. We will install the needed condensate waste pump and drain piping. We will install a new digital programmable wall thermostat with continuous fan capabilities. We will provide combustion air ventilation and new horizontal venting for the existing water heater. We will provide all needed mechanical connections and startup testing.

The budget for this installation is **\$9200.00**. It will be necessary to investigate the feasibility of some aspects of this installation.

The budget to upgrade the furnace to a new Carrier 94% efficient variable speed two-stage furnace is **\$900.00**.

The additional cost to upgrade the filtration to a new Aprilaire 5000 electronic air cleaner with media filter is **\$800.00**.

The additional budget to install a new two-zone control system to provide separate independent temperature control for each level is **\$3100.00**.

Exclusions

- Permit fees
- Dedicated electrical circuit
- Duct enclosure construction
- Wall patching painting
- Floor furnace floor patching

RECEIVED AND READ
NUMBER OF PAGES 1

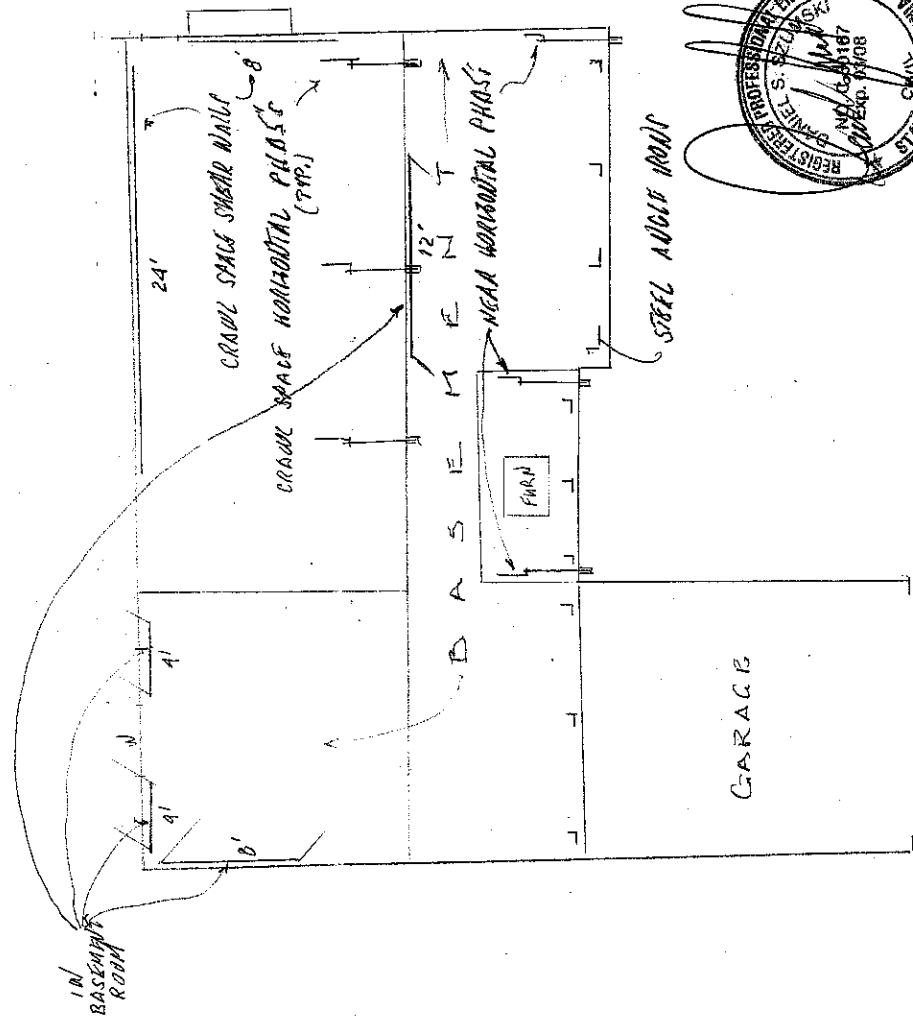
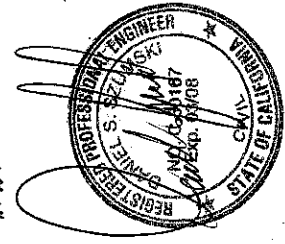
NAME _____	DATE _____
NAME _____	DATE _____

Thank you for the opportunity to provide an estimate for your project. Please call me with any questions that you may have.

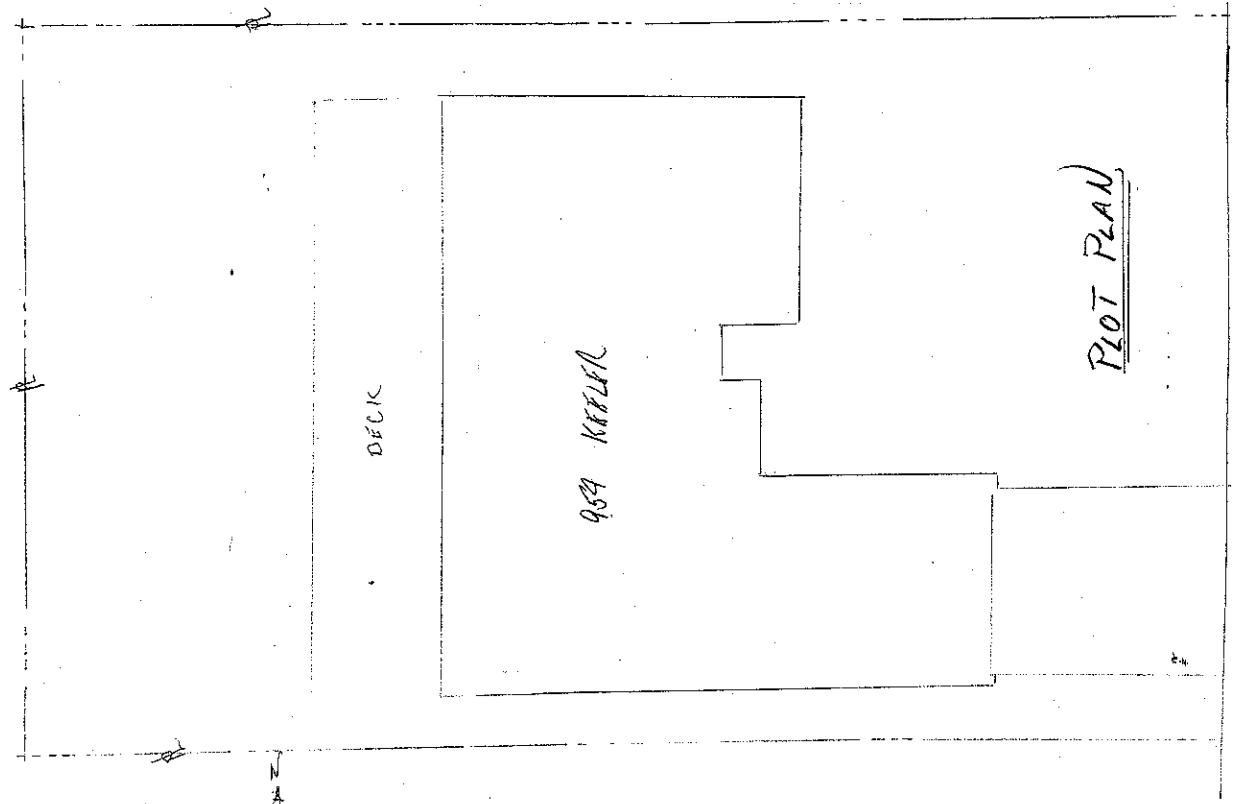
Regards,

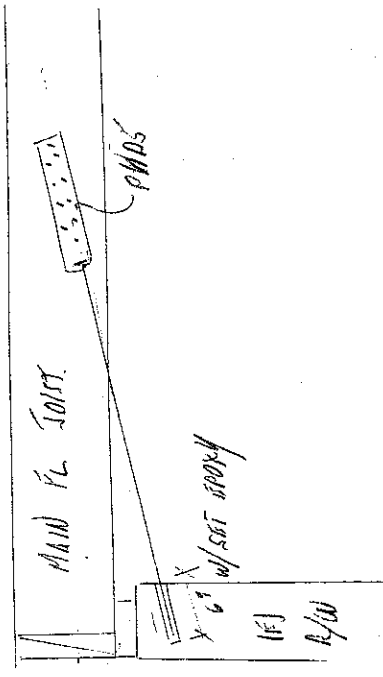
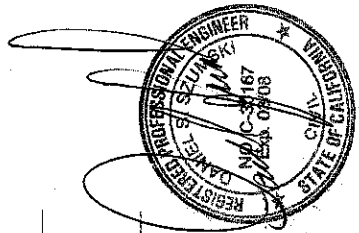

Jeff Brown,
General Manager, HVAC Division

DAN SZUMSKI, P.E. 030167 - 513 F ST. N.W. - (301) 918-7165

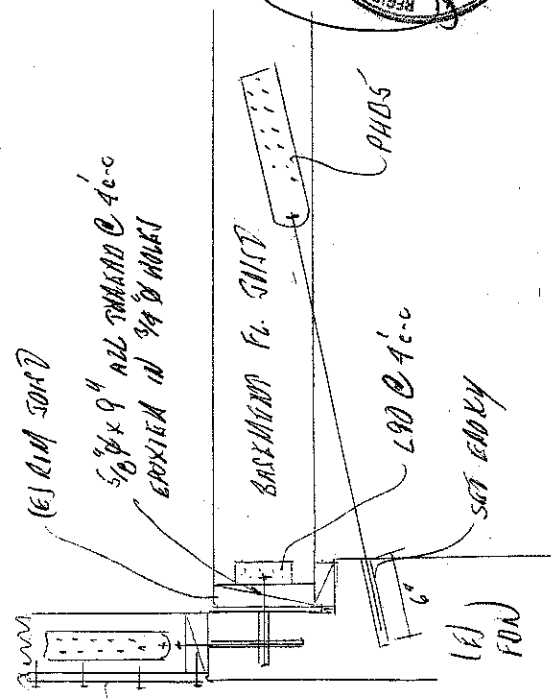


SHEAR WALLS & SPECIAL CONNECTIONS

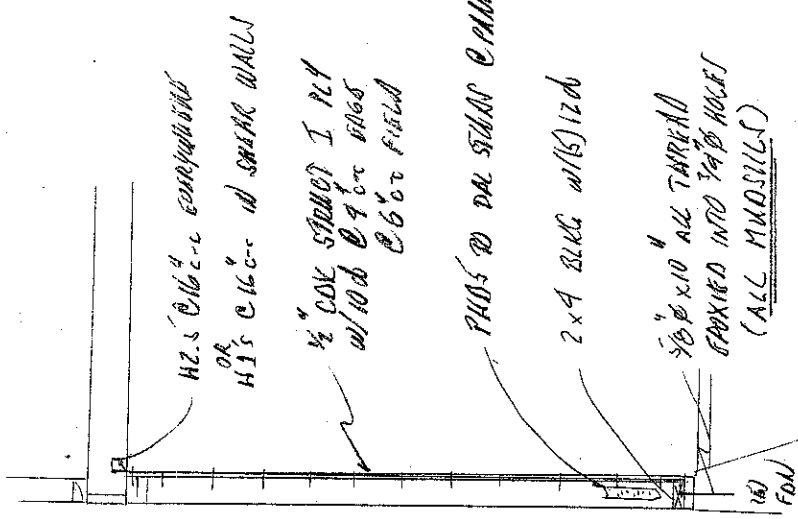




NEAR HORIZONTAL PHDS IN BASEMENT CEILING



NEAR HORIZONTAL PHDS IN CEILING SPACE



BASEMENT SHEAR WALLS
 (BRG IN SPACE SHEAR WALLS SIMILAR)

HZ. S @ 16\"/>

OR
 H15 @ 16\"/>

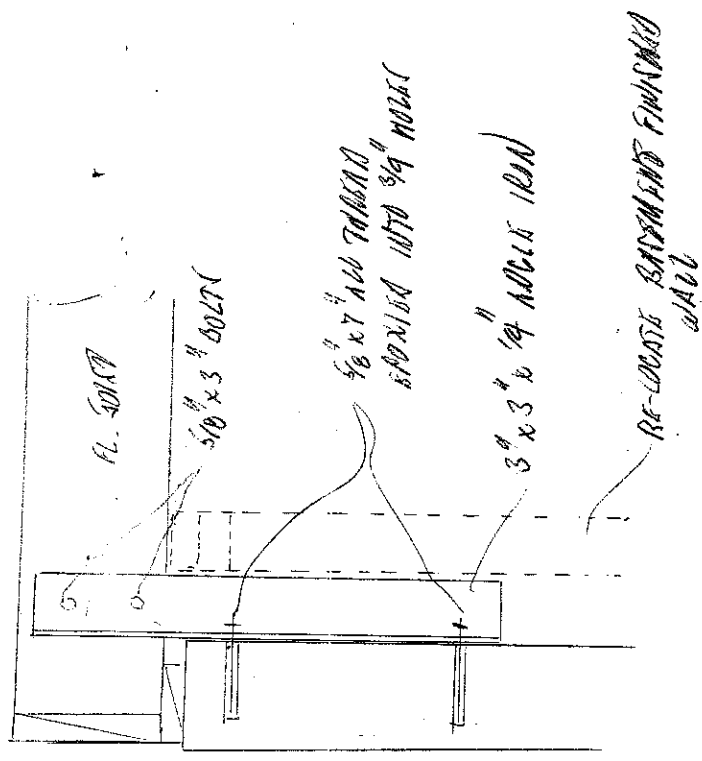
1/2\"/>

PHDS ON PAR SHEAR @ PANEL END

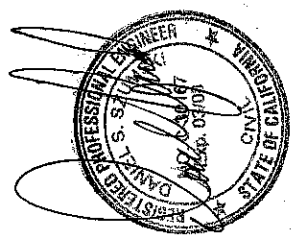
2 x 4 BRG W/ (S) 2x6

5/8\"/>

SEE
 TYP
 SHEAR
 WALL



ANGLE IRON BRACE

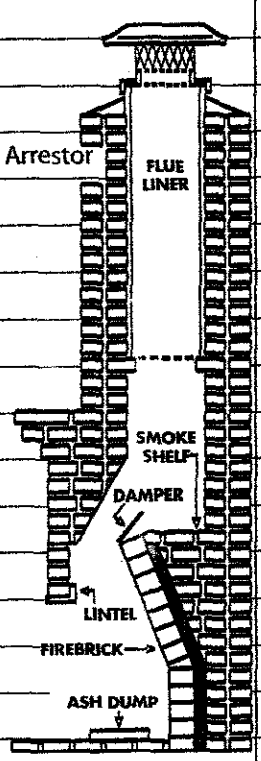


DAD SZUMSKI P.E. 030167 - 513 F ST. DAWN - 510-918-7165

BERKELEY CHIMNEYS

1221 CURTIS ST., BERKELEY, CA 94706
 (510) 528-1002
 C29 Lic. # 779394
 Bond # WCL 1203879
 C.S.I.A. Cert. # 4441
 FULLY INSURED # GLI-2001353

Customer JENNIFER BOWERS
 Address 954 KEELER AVE
 City BERKELEY State _____ Zip _____
 Phone (____) 898-8985
 Email _____
 Site 4-27-06 Time 9:30
 Directions to Home right off Marin

CONDITION REPORT		Satisfactory	Unsatisfactory	Not Applicable
CHIMNEY				
1. Height				
2. Chimney Cap / Spark Arrestor				
3. Crown / Wash				
4. Brickwork / Mortar				
5. Flashing				
6. Flue Liner				
7. Moisture Resistance				
FIREPLACE				
8. Smoke Chamber				
9. Damper				
10. Firebox / Grate				
11. Ash Container				
12. Spark Screen / Doors				
13. Tools / Gloves				
14. Hearth Protection				
15. Misc.:				
WOODSTOVE OR FIREPLACE INSERT				
16. Stovepipe Condition (woodstove)				
17. NFPA Approved Flue Connection				
18. Installation / Thimble / Clearances				
OTHER SAFETY CONSIDERATIONS				
19. Fire Ext. / Smoke Detectors / CO Alarms				
20. Gas / Oil Furnace Flue Liner				
21. Fire Escape Plan				

- Type of Fireplace: Prefab Masonry Modular
- No. of Stories: 1 2 3 4 • No. of Fireplaces: 1 2 3 4
- Woodstove: Insert Freestanding Pellet
- Type of Wood Used: Soft Hard Wet Dry
- Last Cleaned: _____ Year(s) Ago Never
- Number of cords burned per season: _____
- Flue Size: 8" x 8" 8" x 13" 13" x 13" 8" x 17"
 13" x 17" 6" Round 8" Round _____
- Outside Chimney Dimensions: _____" x _____"
- Fireplace Opening Size: _____" x _____"
- How did you hear about us? TV Radio
 Newspaper Yellow Pages Direct Mail
 Referral Repeat Customer Other

COMMENTS: UPPER PARTS: SWEEP
CHIMNEY \$135
MOISTURE RESISTANCE REPAIRS \$65
REPAIRS TO FACE \$40=
EXTERIOR: REPAIRS ABOVE
SECTION AS NEEDED \$185=
(PAINTING NOT INCLUDED)
INSTALL 4" BRONZE SMOKE GUARD \$115

CUSTOMER VERIFICATION

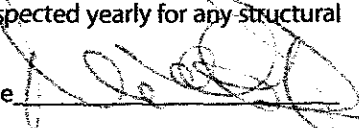
I have read this form and now understand which areas of my chimney system appear to be satisfactory and which areas are not satisfactory. INSTALL EXTERIOR ASH

Signed _____ Date 4-27-06 \$85=

NEXT SERVICING SCHEDULED

on _____ month _____ day _____ year at _____ time

The National Fire Protection Association Standard states the fireplace and chimney should be inspected yearly for any structural faults.

Chimney Professional's Signature 

RECEIPT / INVOICE

DESCRIPTION	PRICE
	SUBTOTAL
DATE COMPLETED	TOTAL

Note: This sheet is the result of a visual inspection done at the time of cleaning. It is intended as a convenience to our customer, not as certification of fire worthiness or safety. Since conditions of use and hidden construction defects are beyond our control, we make no warranty of the safety or function of any appliance and none is to be implied.



December 18, 2003

*Brad Bowers
234 Cliff Dr. #10
Laguna Beach 92651-4306*

To Whom It May Concern:

RE: 954 Keeler Ave., Berkeley-SR27898

Synergy Environmental has performed an asbestos abatement or encapsulation project in the following areas:

Remove accessible asbestos covered heating ducts from furnace closet and hall closet area. Strip asbestos from plenum and encapsulate. Strip asbestos from boots and encapsulate. Remove loose visible asbestos tape from interior of supply registers and encapsulate. Encapsulate work area. Demo soffits in hallway and downstairs bedroom closet and remove asbestos covered heating ducts.

We have received verbal air clearance, (when applicable) from an independent OSHA certified asbestos consultant, indicating a clear reading of your air sample according to industry/EPA standards.

If you have any questions, please feel free to call our office.

Sincerely,

*Sal Vaccaro
President*

SV:pe

ENVIRONMENTAL SERVICES, INC.

Client	Jennifer Bowers	Project	954 Keeler Ave
Collection Date	11/21/06	Submission Date	11/22/06
Access Number	5862-7	Report Date	11/24/06
Type of Sample	Surface	Type of Analysis	Microscopic Exam
Submitted By	NEF	Reviewed By	Envirolink

Client Project Identification	#1 – Living Room	#2 – Master Bedroom	#3 – Jennifer's Office
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	Raw ct.	Cts/m3	Raw ct	Cts/m3	Raw ct.	Cts/m3
Alternaria	2	27				
Arthrinium						
Ascospores						
Aureobasidium						
Basidiospore	3	40			4	53
Botrytis						
Chaetomium						
Cladosporium	11	146	6	80	15	200
Curvularia						
Drechslera/Bipolaris Group						
Epicoccum						
Fusarium						
Hyphae Fragments						
Penicillium/Aspergillus*						
Pithomyces						
Pollen	14	186	22	293	10	133
Rusts						
Smuts/Periconia/Myxomycetes						
Scopulariopsis						
Stachybotrys						
Torula						
Ulocladium						
Unidentified Fungi						
Other Colorless						
Other Brown			1	13		
Total Spores (Cts/m3)	30	399	29	386	29	386

Background Debris**	Few	Few	Few
Sample Volume (Liters)	100	100	100
Sample Time Minutes:	5	5	5

* The spores of Penicillium/Aspergillus cannot be differentiated by non-viable sampling methods.

**Fibers, skin fragments, and dust indicated by few, moderate, many and abundant.

P.O. Box 1572
Fair Oaks, CA 95628

(800) 816-4857
Fax: (916) 971-1311

ENVIRONMENTAL SERVICES, INC.

Client	Jennifer Bowers	Project	954 Keeler Ave
Collection Date	11/21/06	Submission Date	11/22/06
Access Number	5862-7	Report Date	11/24/06
Type of Sample	Surface	Type of Analysis	Microscopic Exam
Submitted By	NEF	Reviewed By	Envirolink

Client Project Identification	#4 -Brad's Office	#5-Outdoor	#6- Hall
--------------------------------------	--------------------------	-------------------	-----------------

	Raw ct.	Cts/m3	Raw ct	Cts/m3	Raw ct.	Cts/m3
Alternaria			27	359	10	133
Arthriniium						
Ascospores			2	27		
Aureobasidium						
Basidiospore	1	13	17	226	3	40
Botrytis						
Chaetomium						
Cladosporium	8	106	59	785	20	266
Curvularia			6	80		
Drechslera/Bipolaris Group						
Epicoccum						
Fusarium						
Hyphae Fragments			8	106		
Penicillium/Aspergillus*						
Pithomyces						
Pollen	7	93	41	545	19	253
Rusts						
Smuts/Periconia/Myxomycetes	1	13	3	40		
Scopulariopsis						
Stachybotrys						
Torula						
Ulocladium						
Unidentified Fungi			2	27	1	13
Other Colorless						
Other Brown			3	40		
Total Spores (Cts/m3)	17	226	168	2234	53	705

Background Debris**	Few	Few	Few
Sample Volume (Liters)	100	100	100
Sample Time Minutes:	5	5	5

* The spores of Penicillium/Aspergillus cannot be differentiated by non-viable sampling methods.

**Fibers, skin fragments, and dust indicated by few, moderate, many and abundant.

P.O. Box 1572
Fair Oaks, CA 95628

(800) 816-4857
Fax: (916) 971-1311

ENVIRONMENTAL SERVICES, INC.

GENERAL SAMPLE INFORMATION

Client	Jennifer Bowers	Project	954 Keeler Ave
Collection Date	11/21/06	Submission Date	11/22/06
Access Number	5862-7	Report Date	11/24/06
Type of Sample	Surface	Type of Analysis	Microscopic Exam
Submitted By	NEF	Reviewed By	EnviroLink

DIRECT MICROSCOPIC EXAMINATION

The "Samples" collected demonstrated the following:

Sample ID	Amorphous Debris/Description	Pollen/ Misc.	Molds Observed: Mycelia or Sporulating Structures	Comment	General Impression
#1 - Living Room (#1)	1+Particulate Debris				Normal
#2 - Living Room (#2)					Normal
#3 - Downstairs Bedroom Floor					Normal
#4 - Laundry					Normal
#5 - Brad's Office	2+Particulate Debris				Normal

Note: Quantities of molds seen are graded from 1+ to 4+, with 4+ denoting the highest numbers observed on microscopic examination. "Rare" indicates that spores were present, but in very low numbers. Air samples are spores per cubic meter of air, which denote numbers observed under direct microscopic examination in the samples submitted for examination and analysis. The laboratory does not associate these analyses with any event or significance other than that the organisms were present or absent in the submitted samples. The interpretation of this report should not rule out the presence or absence of other organisms.

The services provided by the laboratory pursuant to this agreement are strictly to the benefit of the above named client and no other person or entity may rely upon the results rendered by the lab. Client agrees that in the event lab becomes involved in any future proceeding relating to the samples, diagnosis, or related matters, whether as a witness or a party, customer agrees to pay lab all fees and costs incurred by lab in accordance with lab's then current fee schedule, plus any attorneys' fees and court costs incurred. Such involvement may include testimony, depositions, response to discovery requests, or any other work performed by lab relating to such matters, whether such services or actions are requested by client, compelled by any third party, or otherwise. Any dispute between client and lab shall be situated in the County of Sacramento, California.



WILLIAMS ELECTRIC

1442 A Walnut Street #56 • Berkeley, California 94709

Office 510 548 9254 Fax 510 548 3154 Pager 510 633 8229

**HELENE BARKIN
THE GRUBB COMPANY
1960 MOUNTAIN BLVD., OAKLAND, CA 94611**

PROPOSAL & CONTRACT

**BRAD AND JENNIFER BOWERS
954 KEELER AVE., BERKELEY, CA**

CELL 949 466-3879 H 717-2959 email bowers_brad@yahoo.com or bowersjen@hotmail.com

12.09.03

FIRE AND ELECTROCUTION HAZARDS: PRIORITY 1:

1. Replace existing main with 125 amp Custer Hammer with 24 circuit capability. Mate old conduits to new main.	\$1,095.00
2. New grounding system required to back up neutral and pass inspection. drive ground rod, bond water main, bond hot cold gas at water heater.	\$300.
3. Turn fuse panel with (10) fuses in basement back to back into hallway. Painting and patching will be required by others in closet and hallway.	\$685.
4. Permit including inspections.	\$350.00
5. Recommend replacing all existing ungrounded outlets and outlets near water with white Ground Fault Circuit Interruptors (GFCIs). Leviton smart lock to insure the connections are good throughout the house. GFCIs which give electronic protection to ground without opening up walls and running new wire. GFCIs are less expensive than running new wire and are more effective. approximately (25) x \$38.00 ea.	\$950.00
6. Recommend replacing all old switches in house with white Leviton switches to insure good voltage connectors, approximately (22) x \$15.00 ea. Does not include dimmers. \$35.00 ea.	\$330.00
7. (6) dimmers. \$35.00 ea.	\$210.00
8. Repair (5) closet lights. \$200.00 ea.	\$1,000.00
9. Furnace circuit. Wiremold and surface painting repair by others. Wall penetration patching by others.	\$455.00
10. Repair dryer 4 wire. Does not include rewiring dryer itself.	\$79.00
11. Remove and replace approximately (20) grounded outlets. \$18.00 ea.	\$360.00
12. (1) stacked switch.	\$45.00
13. Garage repairs, lights and switch.	\$325.00
14. Rainight GFCI and coverplate at front entry way.	\$45.00
15. ID circuits.	\$35.00
16. AOC repair may be necessary.	yet to be determined

UPGRADE:

17. Replace (17) trim with white stepped baffles and Halogen lights. approximately \$50.00 ea.	\$850.00
--	----------

DOWN TOTAL:

\$7,213.00

DOES NOT INCLUDE extras or changes, or anything not mentioned here. **DOES NOT INCLUDE** Painting and patching. **DOES NOT INCLUDE** All fixtures, trim, and lamps. All outlets and switches to be white in color. **INCLUDES** permit and inspections for main and circuits to sub panel only. Anything required by inspector to pass code may be extra. **TERMS OF PAYMENT: 100% due upon substantial completion.**

ACCEPTANCE OF PROPOSAL AND CONTRACT CONSTITUTES ACCEPTANCE OF TERMS AND CONDITIONS OF CONTRACT AS INCLUDED IN ATTACHMENT. I HAVE READ AND UNDERSTAND AND AGREE TO THE TERMS AND CONDITIONS OF CONTRACT. PROPOSAL PRICE GOOD FOR 90 DAYS.

ACCEPTED BY: _____

DATE: _____



EARTHQUAKE AND STRUCTURES, INC.

Structural Engineers • Civil Engineers • Environmental Engineers

Telegraph Court Building
6355 Telegraph Avenue, Suite 101 • Oakland • CA 94609

Tel: (510) 601-1065
Fax: (510) 601-1808

November 24, 2003

RECEIVED AND READ
NUMBER OF PAGES 3

Mr. & Mrs. Brad and Jen Bowers
C/O Helene Barkin
The Grubb Co.
3070 Claremont Avenue
Berkeley, C 94705

NAME	DATE
NAME	DATE

Subject: 954 Keeler Avenue, Berkeley, CA – Structural Inspection
Date of Inspection: November 24, 2003

Dear gentlemen/women:

At your request, we have provided visual inspection to determine the state of conditions of the building foundation of the additions to the original house at 954 Keeler Avenue, Berkeley, CA. The visual examination only identifies anomalies and irregularities readily detectable from surface and does not assure that there is no hidden defects exist. For orientation purpose we are assuming that the house is facing east.

The following conditions have been observed.

- A. The house is about 80+ years old 2 story wood frame with exterior cement plaster and clay tile roof, resting on downhill side of the street. The site is sloped down about 20 percent towards the rear of the house. Basic layout of the house is shown in the attached Figure on Page 3.
- B. Eastern half of the basement has concrete slab on grade. Other half of the basement is of wood floor with accessible crawl space and stepped concrete foundation. The concrete foundation has cracks and rotation due to vertical settlement and lateral movement. We further observed a 2"-3" wide cracks in soil in north-south direction under crawl space. As soil cracked and moved towards the downhill direction, the middle and west foundation has to follow the ground movement, thus cause rotation and settlement to the foundation. The original foundation of the house, as in most cases, is shallow and lightly reinforced. The effects of these movements are apparent in the main and lower level floors that are not level. We cannot verify the condition of the concrete retaining wall under the front wall due to furred out wall in front of the concrete wall. However, the wall in furnace room appears in good condition.
- C. We have observed that some of the cracks in exterior and interior plasters were repaired. We could not verify the existence of any plywood shear wall in interior and/or exterior walls. With no up-graded foundation and shear bracing, the cracks in the plaster will show-up as the foundation moves with the effect of soil creep and soil settlement and seasonal soil movement due to change of moisture content in the ground.

- D. The garage slab has cracked in various locations and has differential movement up to an inch in some location. This condition further dictates that the house has been experiencing significant ground movement.
- E. We did not observe any plywood shear bracing in crawl space. We did observe some original bolts to the foundation sill plate. Additional bolts may be required. Some of the cripple studs in foundation walls are short enough that warrants continuous blocking. Some of the cripple studs are out-of plumb.
- F. Fire place chimney has separated from the house wall in both upper and lower level walls, probably due to ground settlement.
- G. We have reviewed the plan for rear deck foundation, and retaining wall to the north side of the front lawn. We did not observe any drainage pipe coming out of the retaining wall. If no drainage exists, weep-holes should be drilled to let ground water behind the wall out.

Recommendation:

The following recommendations are made to rectify the conditions identified above. Estimated costs to replace or repair is provided for information purpose only, however, costs of construction should be obtained from a licensed contractor based on engineered plan and specifications. In addition to the cost of construction, allow additional \$7,500.00 for engineering fee, permit fees, on-site construction observation, etc.

B1, D1, G1: Provide drilled concrete pier, 18 inch diameter, approximately 15 to 20 feet with concrete grade-beams to west, north and south side of the house. We estimate that there will be about 12 to 15 piers, spaced about 8 to 10 feet apart. Garage slab can be replaced with new slab. Provide four 3-inch diameter weep holes, about 3 feet apart to the bottom of the concrete retaining wall.

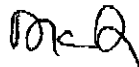
C1, E1, F1: Provide plywood shear wall to basement level walls and in crawl space cripple walls with required bolts, metal clips. However, part of the east and south wall to be connected by metal angle between floor joists and concrete foundation. Chimney can be further braced with the house framing with metal plates and connectors.

Estimated cost B1, D1, G1	\$75,000.
C1, E1, F1:	\$25,000.
Engineering plan, permit fees, etc.	\$ 7,500.

Total estimated cost of construction, engineering, permit fees: \$107,500.

Should you have questions, please call.

Sincerely,
Earthquake and Structures, Inc.



Bishwendu K. Paul, SE
Structural Engineer S3093 Exp. 9/05





EARTHQUAKE AND STRUCTURES, INC.

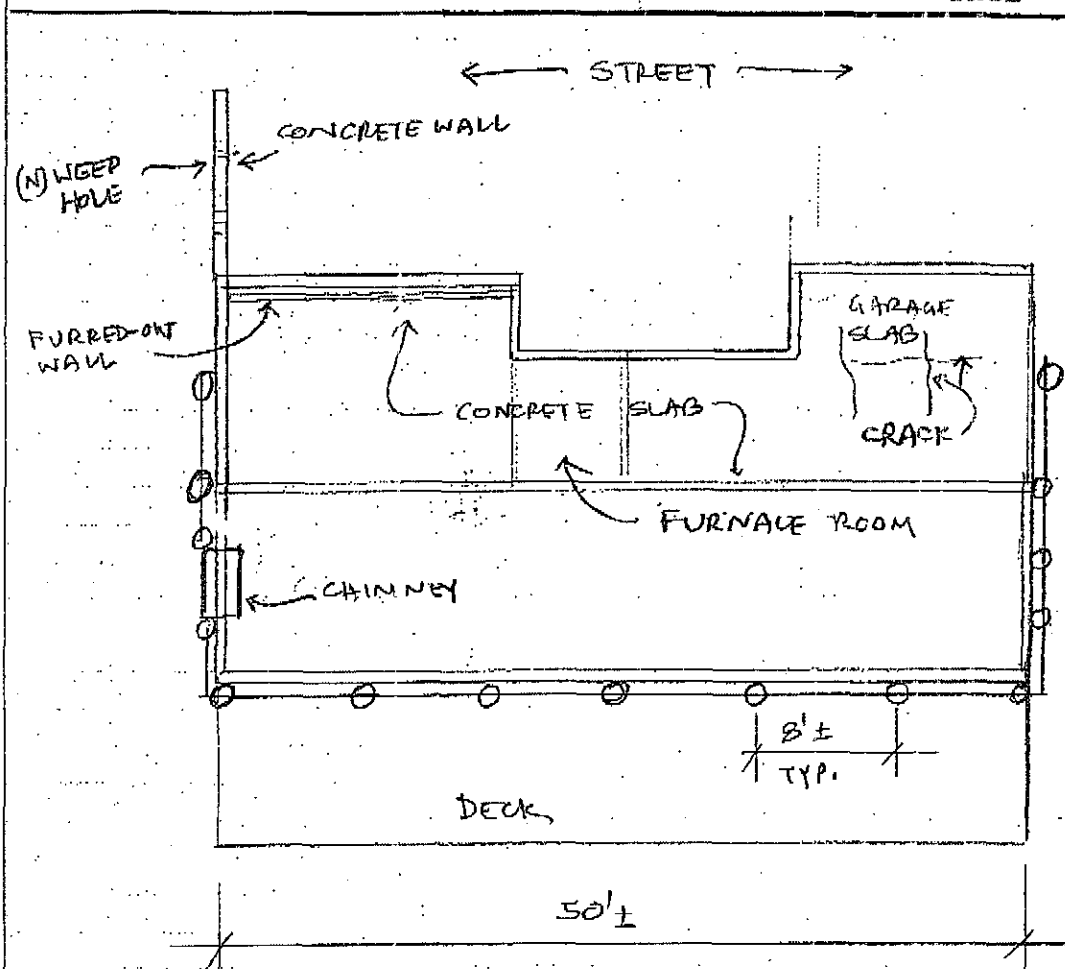
Structural • Civil Engineers

CALCULATION SHEET

PROJECT 954 KEELER AVE, BERKELEY JOB NO. SHEET NO. 3 of 3

SUBJECT PREPARED BY [signature] DATE 11.24.03

REV. NO. REVIEWED BY DATE



N REF. ←

NOTE: SHEAR WALL IN BASEMENT LEVEL
WALLS AND CRAWL SPACE WALLS.

LAYOUT OF PROPOSED FOUNDATION
WALL PIER

Proposal

Diablo Roofing Co., Inc.

California License No. 644005
510 Garcia Avenue, Suite A
Pittsburg, CA 94565

634-6169

1-800-934-2256 • 925-432-8866 • FAX 925-432-8870

PROPOSAL SUBMITTED TO Vic Linden	PHONE 510-251-8900 EX:6309	DATE 8-17-99
STREET 180 Carl St. #3	JOB NAME 954 Keeler Ave.	
CITY, STATE AND ZIP CODE San Francisco, Ca. 94117	JOB LOCATION Berkeley, Ca.	
ARCHITECT	DATE OF PLANS	JOB PHONE

- We hereby submit specifications and estimates for: Re-Lay Existing Cap & Pan Tiles:
- 1) Remove existing tile from roof to store and be reused at later time. Remove all non-applicable existing felt and redwood battens.
 - 2) Install new #30 lb. ASTM approved double felt to entire roof deck.
 - 3) Install new redwood batten strips using ASTM approved fasteners to roof deck.
 - 4) Install new galvanized plumbing jack bases underneath, sealed with ASTM approved hydroseal as needed.
 - 5) Re-install existing field tiles by nailing the perimeter or ~~ses~~ to the roof deck. Secure all tiles to redwood battens. Nail to deck the first three rows, top, bottom, sides.
 - 6) Install new hip and ridge units to all applicable areas, sealed with Flashband.
 - 7) All foreign particles will be removed from interlocking areas to prevent water damming.
 - 8) All products will be installed with ASTM approved fasteners, and in accordance with manufacturers specifications.
 - 9) DIABLO ROOFING will obtain any required roofing permits and arrange for inspections.
 - 10) DIABLO ROOFING carries current Workmens Compensation Insurance on all employees, and PI/P.
 - 11) Should there be wood deterioration: Work will proceed on a time and materials basis.
 - 12) Workmanship guaranteed for 5 (five) years by DIABLO ROOFING.

We Propose hereby to furnish material and labor - complete in accordance with above specifications, for the sum of: _____ dollars, sales tax included (\$_____).

Payment to be made as follows:

CONTINUED ON PAGE 02

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workmens Compensation Insurance.

Authorized Signature: [Signature]
Note: This proposal may be withdrawn by us if not accepted within _____ days.

Acceptance of Proposal - The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Date of Acceptance: 10-6-99 Signature: [Signature]

Diablo Roofing Co., Inc. labor warranty is non-transferable. Some product warranties are transferable, see manufacturer for warranty information.

"CONTRACTORS ARE REQUIRED BY LAW TO BE LICENSED AND REGULATED BY THE CONTRACTORS' STATE LICENSE BOARD. ANY QUESTIONS CONCERNING THE RESPONSIBILITIES OF A CONTRACTOR MAY BE REFERRED TO THE REGISTRAR OF THE BOARD WHOSE ADDRESS IS: CONTRACTORS' LICENSE BOARD, P.O. BOX 26000, SACRAMENTO, CALIFORNIA 95826."

Notice To Customer Required By Federal Law

You have entered into a transaction on _____ which may result in a lien, mortgage, or other security interest on your home. You have a legal right under federal law to cancel this transaction, if you desire to do so, without any penalty or obligation within three business days from the above date or any later date on which all material disclosures required under the Truth in Lending Act have been given to you. If you so cancel the transaction, any lien, mortgage, or other security interest on your home arising from this transaction is automatically void. You are also entitled to receive a refund of any down payment or other consideration if you cancel. If you decide to cancel this transaction, you may do so by notifying

I hereby cancel this transaction.

(Date) (Customer's Signature)

(Name of Creditor)

At _____
(Address of Creditor's Place of Business)

Effect of rescission. When a customer exercises his right to rescind under paragraph (a) of this section, he is not liable for any finance or other charge, and any security interest becomes void upon such a rescission. Within 10 days after receipt of a notice of rescission, the creditor shall return to the customer any money or property given as earnest money, downpayment, or otherwise, and shall take any action necessary or appropriate to reflect the termination of any security interest created under the transaction. If the creditor has delivered any property to the customer, the customer may retain possession of it. Upon the performance of the creditor's obligations under this section, the customer shall tender the property to the creditor except that if return of the property in kind would be impracticable or inequitable, the customer shall tender its reasonable value. Tender shall be made at the location of the property or at the residence of the customer, at the option of the customer. If the creditor does not take possession of the property within 10 days after tender by the customer, ownership of the property vests in the customer without obligation on his part to pay for it.

by mail or telegram sent not later than midnight of _____. You may also use any other form of written notice identifying the transaction if it is delivered to the above address not later than that time. This notice may be used for the purpose by dating and signing below.

Buyer _____ Date _____
1 of 2
Buyer _____ Date _____

Do not write in this space. This space is reserved for the contractor's use.

Proposal

Diablo Roofing Co., Inc.

California License No. 644005

P.O. Box 577

Brentwood, CA 94513

1-800-934-2256

925-778-2278

925-778-3753 FAX

PROPOSAL SUBMITTED TO Vic Linden		PHONE 510-251-8900 EX:6309	DATE 8-17-99
STREET 180 Carl St. #3		JOB NAME 954 Keeler Ave.	
CITY, STATE AND ZIP CODE San Francisco, Ca. 94117		JOB LOCATION Berkeley, Ca.	
ARCHITECT	DATE OF PLANS	JOB PHONE	

We hereby submit specifications and estimates for: ****Continued From Page 01****

Re-Lay existing Cap & Pan tiles: \$12,500.00 Full Mortared ✓

Install (2) Simpson Attic Vents** ✓

~~Cost to install all OSB board: \$2250.00~~

Cost for copper drip edge at eaves where gutter has not been installed: \$885.00 ✓

Reviewed and Read

We Propose hereby to furnish material and labor - complete in accordance with above specifications, for the sum of: _____ dollars, sales tax included (\$ Stated Above).

Payment to be made as follows: _____

50% Due Upon Materials Delivered; 50% Due Upon Completion of roof.

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance.

Authorized Signature: *[Signature]*

Note: This proposal may be withdrawn by us if not accepted within 5 days.

Acceptance of Proposal - The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Date of Acceptance: 10-6-99

Signature: *[Signature]*

Signature: *[Signature]*

Check Here if Tax Deductible Item

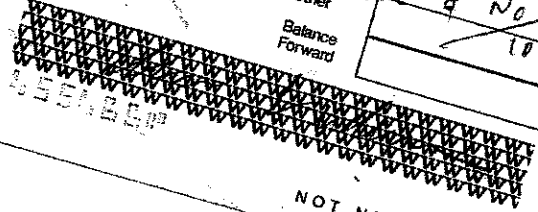
878

DIAPLO ROOFING Co., INC
THIRTEEN THOUSAND THREE HUNDRED EIGHTY FIVE
11-10-99

This Payment
Balance
Other
Balance Forward

13,385.00
4 NO
100

⑆22210119260978 0024



NOT NEGOTIABLE

Roof repair to existing roof chimney will require the following work.

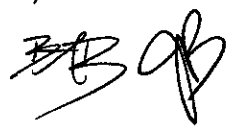
- 1) Remove old chimney cap and haul away.
- 2) Install a new galvanized chimney cap with no penetrations, primer and paint final color dark brown.
- 3) Where roof tiles are broken, replace with similar style and color to match existing roof tiles as close as possible.

There may be hidden problems, which are not readily apparent on a repair. We, therefore, give one-year warranty on work completed by Diablo Roofing Co., Inc.

BID RECEIVED BUT AS WE HAD NO ISSUES, WE DID NOT DO THE WORK.

REPAIR COST: \$ 1,685.00

Payment Due Upon Completion of Repairs.



All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders and will become an extra charge over and above the estimate. All agreements are contingent upon strikes, accidents, or delays beyond our control. Owner is to carry fire, tornado, and other necessary insurance. Our workers are fully covered by Workmens Compensation Insurance.

Authorized Signature *[Signature]*

Date Proposal Submitted: October 6, 2004

Note: This proposal may be withdrawn by us if not accepted within 5 days.

ACCEPTANCE OF PROPOSAL - The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Date of Acceptance _____

Signature _____

Signature _____

DIABLO ROOFING CO., INC. labor warranty is non-transferable. Some product warranties are transferable, consult the manufacturer for warranty information.

CONTRACTORS ARE REQUIRED BY LAW TO BE LICENSED AND REGULATED BY THE CONTRACTORS STATE LICENSE BOARD. ANY QUESTIONS CONCERNING THE RESPONSIBILITIES OF A CONTRACTOR MAY BE REFERRED TO THE REGISTRAR OF THE BOARD WHOSE ADDRESS IS: CONTRACTORS STATE LICENSE BOARD, PO BOX 26000, SACRAMENTO, CA 95826.

Notice To Customer Required By Federal Law

You have entered into a transaction on _____ which may result in a lien, mortgage, or other security interest on your home. You have a legal right under federal law to cancel this transaction, if you desire to do so, without any penalty or obligation within three business days from the above date or any later date on which all material disclosures required under the Truth in Lending Act have been given to you. If you so cancel the transaction, any lien, mortgage, or other security interest on your home arising from this transaction is automatically void. You are also entitled to receive a refund of any down payment or other consideration if you cancel. If you decide to cancel this transaction, you may do so by notifying **DIABLO ROOFING CO., INC.** at PO Box 579, Brentwood, CA 94513 by mail or telegram sent not later than midnight of _____. You may also use any other form of written notice identifying the transaction if it is delivered to the above address not later than that time. This notice may be used for the purpose by dating and signing below.
I hereby cancel this transaction:

_____ Date Customers Signature



THIS DISCLOSURE STATEMENT CONCERNS THE REAL PROPERTY SITUATED IN THE CITY OF Berkeley, COUNTY OF Alameda, STATE OF CALIFORNIA, DESCRIBED AS 954 Keeler

THIS STATEMENT IS A DISCLOSURE OF THE CONDITION OF THE ABOVE DESCRIBED PROPERTY IN COMPLIANCE WITH SECTION 1102 OF THE CIVIL CODE AS OF (date) 11/19/2003. IT IS NOT A WARRANTY OF ANY KIND BY THE SELLER(S) OR ANY AGENT(S) REPRESENTING ANY PRINCIPAL(S) IN THIS TRANSACTION, AND IS NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES THE PRINCIPAL(S) MAY WISH TO OBTAIN.

I. COORDINATION WITH OTHER DISCLOSURE FORMS

This Real Estate Transfer Disclosure Statement is made pursuant to Section 1102 of the Civil Code. Other statutes require disclosures, depending upon the details of the particular real estate transaction (for example: special study zone and purchase-money liens on residential property).

Substituted Disclosures: The following disclosures and other disclosures required by law, including the Natural Hazard Disclosure Report/Statement that may include airport annoyances, earthquake, fire, flood, or special assessment information, have or will be made in connection with this real estate transfer, and are intended to satisfy the disclosure obligations on this form, where the subject matter is the same:

- Inspection reports completed pursuant to the contract of sale or receipt for deposit.
Additional inspection reports or disclosures: MITS TERMITE REPORT 9/26/03
SELLERS DISCLOSURE ADDENDUM

II. SELLER'S INFORMATION

The Seller discloses the following information with the knowledge that even though this is not a warranty, prospective Buyers may rely on this information in deciding whether and on what terms to purchase the subject property. Seller hereby authorizes any agent(s) representing any principal(s) in this transaction to provide a copy of this statement to any person or entity in connection with any actual or anticipated sale of the property.

THE FOLLOWING ARE REPRESENTATIONS MADE BY THE SELLER(S) AND ARE NOT THE REPRESENTATIONS OF THE AGENT(S), IF ANY. THIS INFORMATION IS A DISCLOSURE AND IS NOT INTENDED TO BE PART OF ANY CONTRACT BETWEEN THE BUYER AND SELLER.

Seller is is not occupying the property.

A. The subject property has the items checked below (read across):

- Range, Dishwasher, Washer/Dryer Hookups, Burglar Alarms, TV Antenna, Central Heating, Wall/Window Air Conditioning, Septic Tank, Patio/Decking, Sauna, Hot Tub, Locking Safety Cover*, Security Gate(s), Garage: Attached, Pool/Spa Heater: Gas, Water Heater: Gas, Water Supply: City, Gas Supply: Utility, Window Screens, Exhaust Fan(s) in BATHROOMS, 220 Volt Wiring in LAUNDRY ROOM, Fireplace(s) in BEDROOM/LIVING ROOM, Gas Starter, Roof(s) Type: TILE, Age: NOV, 1999 (approx.)

Are there, to the best of your (Seller's) knowledge, any of the above that are not in operating condition? Yes No . If yes, then describe. (Attach additional sheets if necessary): AIR VENT OVER KITCHEN/LIVING ROOM CAN HAVE RAIN BLOWN IN WHEN WEATHER IS EXTREMELY WINDY (*see footnote on page 2)

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TDS REVISED 10/03 (PAGE 1 OF 3) Print Date BDC Oct 03

Buyer's Initials (Signature)
Seller's Initials (Signature)

Reviewed by (Signature) Date 11-26-03



B. Are you (Seller) aware of any significant defects/malfunctions in any of the following? Yes No. If yes, check appropriate space(s) below.

- Interior Walls Ceilings Floors Exterior Walls Insulation Roof(s) Windows Doors Foundation Slab(s)
- Driveways Sidewalks Walls/Fences Electrical Systems Plumbing/Sewers/Septics Other Structural Components

(Describe: CRACKED WINDOW IN UPSTAIRS BREAKROOM NEAR CLOSET
GARAGE SLAB, SIDEWALK, DRIVEWAY CRACKED; SETTLEMENT (SEE DAN SZUMSKY REPORT), SMALL CRACKS IN SLABS DOWNSTAIRS UNDER CARPET
CONCRETE FLOOR DOWNSTAIRS BATH RM, N.E. RM RELEVELLED WITH NEW

If any of the above is checked, explain. (Attach additional sheets if necessary.): CONCRETE POOR PLASTER
COATING ON FOUNDATION HAS DETERIORATED, SEPERATION OF SOME ATTIC
FRAMING (SEE SZUMSKY REPORT), CHIMNEY NEEDS REPOINTING

*This garage door opener or child resistant pool barrier may not be in compliance with the safety standards relating to automatic reversing devices as set forth in Chapter 12.5 (commencing with Section 19890) of Part 3 of Division 13 of, or with the pool safety standards of Article 2.5 (commencing with Section 115920) of Chapter 5 of Part 10 of Division 104 of, the Health and Safety Code. The water heater may not be anchored, braced, or strapped in accordance with Section 19211 of the Health and Safety Code. Window security bars may not have quick release mechanisms in compliance with the 1995 edition of the California Building Standards Code.

C. Are you (Seller) aware of any of the following:

1. Substances, materials, or products which may be an environmental hazard such as, but not limited to, asbestos, formaldehyde, radon gas, lead-based paint, mold, fuel or chemical storage tanks, and contaminated soil or water on the subject property Yes No
2. Features of the property shared in common with adjoining landowners, such as walls, fences, and driveways, whose use or responsibility for maintenance may have an effect on the subject property Yes No
3. Any encroachments, easements or similar matters that may affect your interest in the subject property Yes No
4. Room additions, structural modifications, or other alterations or repairs made without necessary permits Yes No
5. Room additions, structural modifications, or other alterations or repairs not in compliance with building codes ... Yes No
6. Fill (compacted or otherwise) on the property or any portion thereof Yes No
7. Any settling from any cause, or slippage, sliding, or other soil problems SEE SZUMSKY REPORT Yes No
8. Flooding, drainage or grading problems Yes No
9. Major damage to the property or any of the structures from fire, earthquake, floods, or landslides Yes No
10. Any zoning violations, nonconforming uses, violations of "setback" requirements Yes No
11. Neighborhood noise problems or other nuisances Yes No
12. CC&R's or other deed restrictions or obligations Yes No
13. Homeowners' Association which has any authority over the subject property Yes No
14. Any "common area" (facilities such as pools, tennis courts, walkways, or other areas co-owned in undivided interest with others) Yes No
15. Any notices of abatement or citations against the property Yes No
16. Any lawsuits by or against the Seller threatening to or affecting this real property, including any lawsuits alleging a defect or deficiency in this real property or "common areas" (facilities such as pools, tennis courts, walkways, or other areas co-owned in undivided interest with others) Yes No

If the answer to any of these is yes, explain. (Attach additional sheets if necessary.): _____

Seller certifies that the information herein is true and correct to the best of the Seller's knowledge as of the date signed by the Seller.

Seller Wm Kudera Date 11/19/03

Seller _____ Date _____

Buyer's Initials (_____) (_____)
Seller's Initials (_____) (_____)

Reviewed by [Signature] Date 12/2/03



AGENT'S INSPECTION DISCLOSURE

(To be completed only if the Seller is represented by an agent in this transaction.)

THE UNDERSIGNED, BASED ON THE ABOVE INQUIRY OF THE SELLER(S) AS TO THE CONDITION OF THE PROPERTY AND BASED ON A REASONABLY COMPETENT AND DILIGENT VISUAL INSPECTION OF THE ACCESSIBLE AREAS OF THE PROPERTY IN CONJUNCTION WITH THAT INQUIRY, STATES THE FOLLOWING:

Agent notes no items for disclosure.

Agent notes the following items: Seller has done extensive remodeling himself (see permits). Access to yard is limited. Slipping floors.

Agent (Broker Representing Seller) The Grubb Co. By Bebe McRae Date 11/19/2003
(Please Print) (Associate Licensee or Broker Signature)

IV. AGENT'S INSPECTION DISCLOSURE

(To be completed only if the agent who has obtained the offer is other than the agent above.)

THE UNDERSIGNED, BASED ON A REASONABLY COMPETENT AND DILIGENT VISUAL INSPECTION OF THE ACCESSIBLE AREAS OF THE PROPERTY, STATES THE FOLLOWING:

Agent notes no items for disclosure.

Agent notes the following items: See attached 1 page addendum

Agent (Broker Obtaining the Offer) Grubb Co By Heleen Fort Date 11/21/2003
(Please Print) (Associate Licensee or Broker Signature)

V. BUYER(S) AND SELLER(S) MAY WISH TO OBTAIN PROFESSIONAL ADVICE AND/OR INSPECTIONS OF THE PROPERTY AND TO PROVIDE FOR APPROPRIATE PROVISIONS IN A CONTRACT BETWEEN BUYER AND SELLER(S) WITH RESPECT TO ANY ADVICE/INSPECTIONS/DEFECTS.

I/WE ACKNOWLEDGE RECEIPT OF A COPY OF THIS STATEMENT.

Seller Ann Luden Date 11-25-03 Buyer _____ Date _____
Seller _____ Date _____ Buyer [Signature] Date 11/24/03
Agent (Broker Representing Seller) The Grubb Co. By Bebe McRae Date 11/25/2003
(Please Print) (Associate Licensee or Broker Signature)
Agent (Broker Obtaining the Offer) Heleen Fort By Grubb Co Date 11/21/03
(Please Print) (Associate Licensee or Broker Signature)

SECTION 1102.3 OF THE CIVIL CODE PROVIDES A BUYER WITH THE RIGHT TO RESCIND A PURCHASE CONTRACT FOR AT LEAST THREE DAYS AFTER THE DELIVERY OF THIS DISCLOSURE IF DELIVERY OCCURS AFTER THE SIGNING OF AN OFFER TO PURCHASE. IF YOU WISH TO RESCIND THE CONTRACT, YOU MUST ACT WITHIN THE PRESCRIBED PERIOD.

A REAL ESTATE BROKER IS QUALIFIED TO ADVISE ON REAL ESTATE. IF YOU DESIRE LEGAL ADVICE, CONSULT YOUR ATTORNEY.

THIS FORM HAS BEEN APPROVED BY THE CALIFORNIA ASSOCIATION OF REALTORS® (C.A.R.), NO REPRESENTATION IS MADE AS TO THE LEGAL VALIDITY OR ADEQUACY OF ANY PROVISION IN ANY SPECIFIC TRANSACTION. A REAL ESTATE BROKER IS THE PERSON QUALIFIED TO ADVISE ON REAL ESTATE TRANSACTIONS. IF YOU DESIRE LEGAL OR TAX ADVICE, CONSULT AN APPROPRIATE PROFESSIONAL. This form is available for use by the entire real estate industry. It is not intended to identify the user as a REALTOR®. REALTOR® is a registered collective membership mark which may be used only by members of the NATIONAL ASSOCIATION OF REALTORS® who subscribe to its Code of Ethics.



Published by the California Association of REALTORS®

TDS REVISED 10/03 (PAGE 3 OF 3)

MASTER COPY

Reviewed by [Signature] Date 11-26-03 EQUAL HOUSING OPPORTUNITY

DISCLOSURES

1. Side deck along kitchen has some dry rot along bottom of support posts and a few decking members.
2. Some dry rot near garage door.
3. Small concrete support at back right side of house has slight separation from foundation but has since been supported from underneath with a 3-foot pier, which is attached with rebar to grade beam supporting the deck. The grade beam has 8-foot deep piers supporting it in that area.
4. Minor crack in foundation under back door leading out to back yard. Most likely the result of work involved in placement of foundation support piers. Crack filled.
5. Some small cracks in downstairs hallway slab. Filled.
6. Chimney mortar needs to be re-pointed in some areas along the bottom.
7. Roof line has a section on the left side of house with some separation between joists. Previous owners did some work. See engineering report.
8. Front foundation used to have a stucco coating that has crumbled away in some areas.
9. Garage door hinges have been refurbished but not replaced.
10. Roof vent above kitchen is prone to rain blowing in under windy storms. It has been recommended that the vent be replaced with a circular type that wouldn't allow water to blow in.
11. Downstairs bathroom tub has a cracked washer on faucet fixture.
12. Downstairs toilet water valve is missing shut-off handle.
13. False walls in downstairs bedroom, hallway, and bathroom covering existing foundation.
14. Old fuse panel in downstairs bedroom closet may need to be traced to make sure that fuse sockets correspond with the correct circuit breakers in new panel outside.
15. Floor heater in downstairs bedroom may need to be replaced or removed.
16. Front door doorbell needs to be repaired.
17. Downstairs bedroom at end of hall floor leveled out with concrete before carpet put down.
18. Downstairs bathroom floor leveled with concrete before tile put down.
19. Raised flooring underneath tile in laundry room installed by previous owners.
20. Small gap between edge of hardwood floor and baseboard in downstairs bedroom to the right side of the fireplace.
21. Small crack in slab near main sewer line in furnace room.
22. Drain in garage inoperable.
23. Wrought iron hand rail on side deck near kitchen has been epoxied to pole, and should be welded instead.


Victor Anthony Linden

11-17-03
Date

The undersigned has read, reviewed
& received a copy of this document:

Date 
Signature

Date 11/24/03
Signature


11-26-03


954 Keeler Avenue, Berkeley, CA

IMPROVEMENTS

1. New bolted mudsill and bottom framing along front of house from patio to kitchen
2. New bolted mudsill and framing (top and bottom) along left side of house from back of garage to back left corner of house running to door at the bottom of stairs in backyard.
3. Piers placed along foundation in back of house + side porch near downstairs bedroom.
4. New redwood deck (14x48) with solid foundation comprised of 8 x 8' piers and 4 x 12' piers. Deck has a French drain.
5. French drain half way down along foundation in front of house.
6. New retaining wall along right side of house with drainage.
7. New patio in front of house with drainage.
8. Entire front of house designed to drain away from house.
9. New roof
10. New copper gutters along front of house.
11. New sewer line.
12. New copper plumbing through entire house.
13. New electrical wiring and outlets through all of renovation work done.
14. Automatic sprinklers in front and back.
15. Cherry wood cabinets in kitchen.
16. New granite counters in kitchen.
17. All new appliances in kitchen.
18. Upstairs bathroom completely remodeled.
19. Downstairs bathroom completely remodeled.
20. 3 year old paint on exterior.
21. 1-3 year old paint on interior.
22. All exposed ducts encapsulated.
23. All hardwood floors refinished.
24. 4 year old water heater.
25. New firebox in downstairs fireplace.
26. New grape-stake fence in back yard on right and left side of yard.
27. New recessed lights throughout upstairs and downstairs.
28. New 220W power line and outlet for dryer in laundry room.
29. DirectTV Satellite Dish.
30. Cable-Modem line for high speed internet connection.
31. New filter for heater air intake.

RECEIVED AND READ

NUMBER OF PAGES 1

 11/24/03
NAME DATE

NAME

DATE

Buyers Agent Transfer Disclosure Statement

November 21, 2003

1. Living Room ceiling shows signs of some water leakage in some places
2. Floor slopes throughout house
3. Some discoloration is apparent around windows in living room.
Window to the left of the fireplace does not open
5. There are some cracks apparent in the plaster walls
6. In bedroom #1 on 1st level there is some discoloration in the wall corner where wall angles and/or grout there
7. Window in bedroom #1 has cracks
8. In Bedroom # 2 upstairs behind green velvet curtains window pane is cracked
9. There seems to be asbestos on the furnace ducts are wrapped (so I cannot see if there is asbestos)
10. There is patching apparent in the firebox on the lower level
11. ~~Room on lower level to right of driveway does not have closet, nor the large room with fireplace on lower level has there is a closet outside in hall~~

By Helene Forbin

November 21, 2003

Buyer

Date 11/21/03

Seller

John Vudew

Date 11/25/03

Sellers Agent

The Grubb Co. / Baker

Date 11/25/2003

McKee

**SELLER'S SUPPLEMENT TO
REAL ESTATE TRANSFER DISCLOSURE STATEMENT**

Property Address 954 Keeler Ave

Seller(s) Name Linden

As of: (Date) 11/19/2003

This form supplements the Real Estate Transfer Disclosure Statement requirements of Civil Code §1102 and is designed to give the Buyer(s) additional information regarding the subject property. The following representations are made by the Seller(s) and are NOT representations by Agent(s).

- | | Yes | No | Don't Know |
|---|-------------------------------------|-------------------------------------|-------------------------------------|
| 1. Any non-tempered glass on shower and/or sliding doors? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 2. Any spark arrestors which have been installed? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 3. Any animals kept on the property? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 4. Any stains, odor or damage caused by animals kept on the property? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 5. Any pools or spas requiring fencing? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 6. Any abandoned tanks or systems (i.e., fuel oil, gas, oil, septic, leach fields)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 7. Any presently connected tanks, septic systems or leach lines? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 8. Any quality problems with the home's water supply (i.e., sediment, discoloration, odor or pressure)? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 9. Any leaks, back-ups or recurring blockages in any sewer drainlines? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 10. Describe the condition, repairs and frequency of recurrence of the problem(s) | | | |
| 11. Any leaks or water intrusion (past or present) in the roof(s), chimney(s), around skylight(s) and windows or elsewhere from any source? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Location(s): <u>SEE ATTACHED</u> | | | |
| Describe/Date Specific Corrective Repairs: <u>SEE ATTACHED</u> | | | |
| 12. Regarding driveway or private access: | | | |
| (a) Any shared or common driveway or road? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (b) Any written or oral agreement to maintain driveway or road? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (c) Any forthcoming assessments? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (d) Any easements not of public record? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 13. Are you aware of any of the following in the neighborhood at any time? | | | |
| (a) Flooding or drainage problems | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (b) Settling, slippage, landslides or other soil problems <u>SEE S. WINSKY REPORT</u> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| (c) Recurrent or unusual odor problems | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (d) Contaminated soil or ground water | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (e) Any criminal activity on the subject property or in the immediate neighborhood? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Describe: | | | |
| 14. Proximity to any of the following: | | | |
| (a) Pending real estate development in the area (such as condominiums, planned units development, subdivisions or property for commercial, industrial, sport, educational or religious use) | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (b) Proposed or approved changes in public or private facilities | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 15. Any current violations of the Covenants, Conditions and Restrictions (CC&Rs)? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 16. Any deaths on the property in the last three years? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 17. Any bonds and/or assessment obligations which are currently due that are not a part of the property tax bill? .. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 18. Any disease which affects trees or plants on the property or within two hundred feet of property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 19. Any restrictions on the use of the premises other than those disclosed in writing? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 20. Any boundary disputes, or third party claims affecting the property (rights of other people to interfere with the use of the property in any way)? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 21. Any problems with retaining walls (such as leaning, bulging or cracking)? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Seller's Initials (VL) () / Buyer's Initials (SL) ()

SELLER'S SUPPLEMENT TO REAL ESTATE TRANSFER DISCLOSURE STATEMENT

Property Address 954 Keeler Ave

- | | Yes | No | Don't Know |
|---|-------------------------------------|-------------------------------------|-------------------------------------|
| 22. Any problems with existing underground sprinkler systems? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 23. Any sump pump, underground drains, French drains, dry wells or surface disposal systems in the crawl space/sub area or elsewhere on the property? <u>SEE ATTACHED IMPROVEMENTS LIST</u> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| (a) If yes, please describe and give location | | | |
| (b) Was sump pump installed with permit? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 24. Any damp soil and/or standing water in the sub area (under any building)? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 25. Any standing, collecting or ponding water on the property at any time? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| If so, where? | | | |
| 26. Any repairs, replacements or ongoing maintenance to any of the following items: interior walls, ceilings, floors, exterior walls, insulation, roof(s), windows, doors, foundation, slab(s), driveways, sidewalks, walls/fences, electrical systems, plumbing/sewers/septics or other structural components? <u>SEE ATTACHED</u> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| If yes, for each repair, replacement or ongoing maintenance, explain: | | | |
| 27. Any concealed hardwood floors? <u>DOWNSTAIRS SMALL BED ROOM</u> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| If yes, which rooms? | | | |
| What is the condition of the floors? <u>GOOD</u> | | | |
| 28. Any insulation? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 29. Any vapor or moisture barrier(s) (i.e., plastic covering) in the sub area or any other location? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| <u>ONLY UNDER DECK</u> | | | |
| 30. Is water directed away from structure? (i.e., drainage system, splash blocks, or other method) | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| If yes, please describe <u>DRAINAGE SYSTEM</u> | | | |
| 31. Any multiple dwelling units included in this sale? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| If yes, number of units _____ Number of legal units _____ | | | |
| 32. Is a current 3R report available? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 33. Any Homeowner's insurance claims in the last 5 years? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 34. Any water-related insurance claims in the last 5 years? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

REPORTS, INSPECTIONS or ESTIMATES

1. Check applicable boxes, if any, of the following reports, inspections or repair estimates were made for you, previous owner(s) or prospective Buyer(s).

- | | | | | |
|---|--|--|--|--|
| <input checked="" type="checkbox"/> Pest Control | <input checked="" type="checkbox"/> Structural/Engineering | <input type="checkbox"/> House Inspection | <input checked="" type="checkbox"/> Roof | <input type="checkbox"/> Pool/Spa |
| <input type="checkbox"/> Well | <input type="checkbox"/> Septic | <input checked="" type="checkbox"/> Plumbing | <input type="checkbox"/> Heating | <input type="checkbox"/> Air Conditioning |
| <input type="checkbox"/> Survey | <input type="checkbox"/> Soils/Drainage | <input type="checkbox"/> Geologic | <input type="checkbox"/> Energy Audit | <input type="checkbox"/> Environmental Hazards |
| <input checked="" type="checkbox"/> Plans <u>(DECK)</u> | <input checked="" type="checkbox"/> Building Permits | <input checked="" type="checkbox"/> Berkeley Reco Compliance | | |

Please describe all checked boxes by type and approximate date(s) and indicate if copies are available.

Type of Report	Inspector	Date	Available	Yes	No
ROOF, PLUMBING, AND BUILDING PERMITS - CURY		1999-2003	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PEST	MITS	2003	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ENGINEERING	SEUMSKY	2003	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
RECO	CURY	2003	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Seller's Initials (MS) / Buyer's Initials (MS)

11-26-03

The GRUBB Co.

1960 Mountain Boulevard, Oakland, CA 94611
3070 Claremont Avenue, Berkeley, CA 94705

SELLER'S SUPPLEMENT TO REAL ESTATE TRANSFER DISCLOSURE STATEMENT

Property Address 954 Keeler Ave.

SELLER'S DATE 11/26/03
12/1/03

2. Are you aware of any reports or inspections that pertain to any neighborhood properties or conditions which may materially affect the value or desirability of the subject property? Yes No
If yes, explain: _____

(NOTE: IT IS RECOMMENDED THAT BUYER OBTAIN A COPY OF ALL EXISTING REPORTS, INSPECTIONS OR REPAIR ESTIMATES.)

OWNERSHIP

- | | Yes | No | Don't Know |
|---|--------------------------|-------------------------------------|--------------------------|
| 1. Are you (Seller) a licensed real estate salesperson/broker? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 2. Is the sale of this property subject to court confirmation (i.e., probate sale)? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 3. Are you involved in any pending or contemplated bankruptcy procedures? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 4. Are there any loans secured by the property where Notice(s) of Default have been or may be recorded? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 5. Do you anticipate any liens or judgments against any title holder of the property including but not limited to Internal Revenue Service tax liens, etc.? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 6. Any unrecorded Easements, Liens or Deeds of Trust? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

IF THE ANSWER TO ANY OF THE ABOVE QUESTIONS IS YES, EXPLAIN:
(attach additional sheets if necessary) _____

• Have all persons on title signed the listing agreement? Yes No

SUPPLEMENTAL INFORMATION: In addition to the disclosure statements made herein, the following facts are known or suspected, which may materially affect the value or desirability of the subject property, now or in the future, including ongoing maintenance and repairs as well as any defects in the home that required significant repairs:

SEE ATTACHED

I ACKNOWLEDGE RECEIPT OF A COPY OF "THE HOMEOWNER'S GUIDE TO EARTHQUAKE SAFETY"

BUYER(S) HAS READ AND UNDERSTANDS ALL THREE PAGES OF THIS SELLER'S SUPPLEMENT TO THE REAL ESTATE TRANSFER DISCLOSURE STATEMENT AND AGENT'S DISCLOSURE REGARDING ENVIRONMENTAL HAZARDS.

Seller's Initials (MT) / Buyer's Initials (JD)

JD
12-2-03

**SELLER'S SUPPLEMENT TO
REAL ESTATE TRANSFER DISCLOSURE STATEMENT**

Property Address 954 Keeler Ave.

RESIDENTIAL SEISMIC SAFETY (GOVERNMENT CODE SECTION 8897 et seq.)

This Earthquake Disclosure is per "California Association of Realtors Environmental Hazards: A Guide for Homeowners, Buyers, Landlords and Tenants" 1997 Edition.

Answer these questions to the best of your knowledge. If you do not have actual knowledge as to whether the weakness exists or not, answer "Don't Know". If your home does not have the feature, answer "Doesn't Apply." The page numbers in the right-hand column indicate where in the Homeowner's Guide to Earthquake Safety you can find information on each of these features. This earthquake disclosure is made in addition to the standard real estate transfer disclosure statement also required by law.

	Yes	No	Doesn't Apply	Don't Know	
1. Is the water heater braced, strapped, or anchored to resist falling during an earthquake?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3
2. Is the house anchored or bolted to the foundation?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4
3. If the house has cripple walls:					
a. Are the exterior cripple walls braced?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	5
b. If the exterior foundation consists of unconnected concrete piers and posts, have they been strengthened?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	6
4. If the exterior foundation, or part of it, is made of unreinforced masonry, has it been strengthened?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	7
5. If the house is built on a hillside:					
a. Are the exterior tall foundation walls braced?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	8
b. Were the tall posts or columns either built to resist earthquakes or have they been strengthened?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	8
6. If the exterior walls of the house, or part of them, are made of unreinforced masonry, have they been strengthened?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	9
7. If the house has a living area over the garage, was the wall around the garage door opening either built to resist earthquakes or has it been strengthened?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	10
8. Is the house outside an Alquist-Priolo Earthquake Fault Zone (zones immediately surrounding known earthquake faults)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17
9. Is the house outside a Seismic Hazard Zone (zone identified as susceptible to liquefaction or land sliding)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17

If any of the questions are answered "No", the house is likely to have an earthquake weakness. Questions answered "Don't Know" may indicate a need for further evaluation. If you have corrected one or more of these weaknesses, describe the work below or on a separate page.

SELLER CERTIFIES THAT THE INFORMATION HEREIN IS TRUE AND CORRECT TO THE BEST OF THE SELLER'S KNOWLEDGE. AS SELLER OF THE PROPERTY DESCRIBED HEREIN, I HAVE ANSWERED THE QUESTIONS ABOVE TO THE BEST OF MY KNOWLEDGE IN AN EFFORT TO DISCLOSE FULLY ANY POTENTIAL EARTHQUAKE WEAKNESSES IT MAY HAVE.

Wm Vukob 11/19/03
Seller Date

Seller Date

I ACKNOWLEDGE RECEIPT OF THIS FORM, COMPLETED AND SIGNED BY SELLER. I UNDERSTAND THAT IF THE SELLER HAS ANSWERED "NO" TO ONE OR MORE QUESTIONS, OR IF SELLER HAS INDICATED A LACK OF KNOWLEDGE, THERE MAY BE ONE OR MORE EARTHQUAKE WEAKNESSES IN THIS HOUSE.

[Signature] 11/24/03
Buyer Date

Buyer Date



ASSOCIATION OF REALTORS®

SUPPLEMENTAL STATUTORY AND CONTRACTUAL DISCLOSURES (C.A.R. Form SSD, Revised 4/03)

1. Seller makes the following disclosures with regard to the real property or manufactured home described as situated in 754 Keeler Ave Berkeley County of Alameda California, ("Property"). Assessor's Parcel No.

2. THE FOLLOWING ARE REPRESENTATIONS MADE BY THE SELLER AND ARE NOT THE REPRESENTATIONS OF THE AGENT(S), IF ANY. THIS DISCLOSURE STATEMENT IS NOT A WARRANTY OF ANY KIND BY THE SELLER OR ANY AGENT(S) AND IS NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES THE PRINCIPAL(S) MAY WISH TO OBTAIN. A REAL ESTATE BROKER IS QUALIFIED TO ADVISE ON REAL ESTATE TRANSACTIONS. IF SELLER OR BUYER DESIRE LEGAL ADVICE, CONSULT AN ATTORNEY.

- 3. Are you (Seller) aware of any of the following? (Explain any "yes" answers below)
A. Whether the Property is a condominium or located in a planned unit development or other common interest subdivision
B. Insurance claims affecting the Property within the past 5 years
C. Matters affecting title to the Property
D. Within the last 3 years, the death of an occupant of the Property upon the Property
E. The following disclosures (E(1-4)) are made based upon Seller's knowledge or (if checked) will not be made on this form and instead will be made on an independent third-party report:
(1) Whether the Property is located in a zone or district allowing manufacturing
(2) Whether the Property is located in a zone or district allowing commercial use
(3) Whether the Property is located in a zone or district allowing airport use
(4) Whether the Property is located within 1 mile of a former federal or state ordnance location
F. Whether the Property is affected by a zone or district allowing manufacturing, commercial or airport use
G. The release of an illegal controlled substance on or beneath the Property
H. Material facts or defects affecting the Property not otherwise disclosed to Buyer

4. Seller represents that the information herein is true and correct to the best of Seller's knowledge as of the date signed by Seller. Seller hereby authorizes any agent(s) representing any principal(s) in this transaction to provide a copy of this statement to any person or entity in connection with any actual or anticipated sale of the Property.

Seller: [Signature] Date: 11-26-03

5. By signing below, Buyer acknowledges Buyer has read, understands, accepts and has received a copy of this Supplemental Statutory and Contractual Disclosures form.

Buyer: [Signature] Date: 12/7/03

Agent (Broker Representing Seller): Debra McPae Date: 12/7/2003

Agent (Broker Obtaining the Offer): [Signature] Date: 12/7/03

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SSD REVISED 4/03 (PAGE 1 OF 1) PRINT DATE BDC AUG 03

Reviewed by _____ Date _____

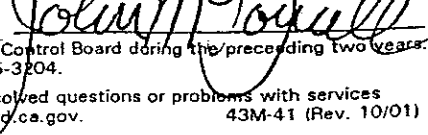
WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

Building No.	Street, City, Zip	Date of Inspection	No. of Pages
954	Keeler Avenue, Berkeley, CA, 94708	09/26/03	5
MITTS TERMITE CONTROL INC 427 San Pablo Avenue Albany, CA 94706 Ph: (510) 525-2202 Fax: (510) 525-1028			
Firm Registration No. PR 0655	Report No. 231556	Escrow No.	
Ordered By: Vic Linden 954 Keeler Avenue Berkeley CA 94708	Property Owner/Party of Interest: Vic Linden 954 Keeler Avenue Berkeley CA 94708	Report Sent To: Vic Linden 954 Keeler Avenue Berkeley CA 94708 Berkeley Hills Realty 1714 Solano Avenue Berkeley CA 94707	
COMPLETE REPORT <input checked="" type="checkbox"/> LIMITED REPORT <input type="checkbox"/> SUPPLEMENTAL REPORT <input type="checkbox"/> REINSPECTION REPORT <input type="checkbox"/>			
General Description: Two-story single family dwelling constructed on concrete foundations with stucco exteriors		Inspection Tag Posted: Access area marked item JM Other Tags Posted: None to date	
An inspection has been made of the structure(s) shown on the diagram in accordance with the Structural Pest Control Act. Detached porches, detached steps, detached decks and any other structures not on the diagram were not inspected.			
Subterranean Termites <input type="checkbox"/> Drywood Termites <input type="checkbox"/> Fungus/Dryrot <input checked="" type="checkbox"/> Other Findings <input type="checkbox"/> Further Inspection <input type="checkbox"/> If any of above boxes are checked, it indicates that there were visible problems in accessible areas. Read the report for details on checked items.			

The undersigned has read, reviewed & received a copy of this document:

Date 3/2/03
 Signature _____
 Date 11/21/03
 Signature _____

NOTE: DIAGRAM IS DISPLAYED ON PAGE 2.

Inspected By John McDonald License No. OPR8701 Signature 

You are entitled to obtain copies of all reports and completion notices on this property reported to the Structural Pest Control Board during the preceding two years. To obtain copies contact : Structural Pest Control Board, 1418 Howe Avenue, Suite 18, Sacramento, California 95825-3204.

NOTE: Questions or problems concerning the above report should be directed to the manager of the company. Unresolved questions or problems with services performed may be directed to the Structural Pest Control Board at (916) 561-8708, (800) 737-8188 or www.pestboard.ca.gov.

43M-41 (Rev. 10/01)

954

Keeler Avenue, Berkeley, CA, 94708

09/26/03

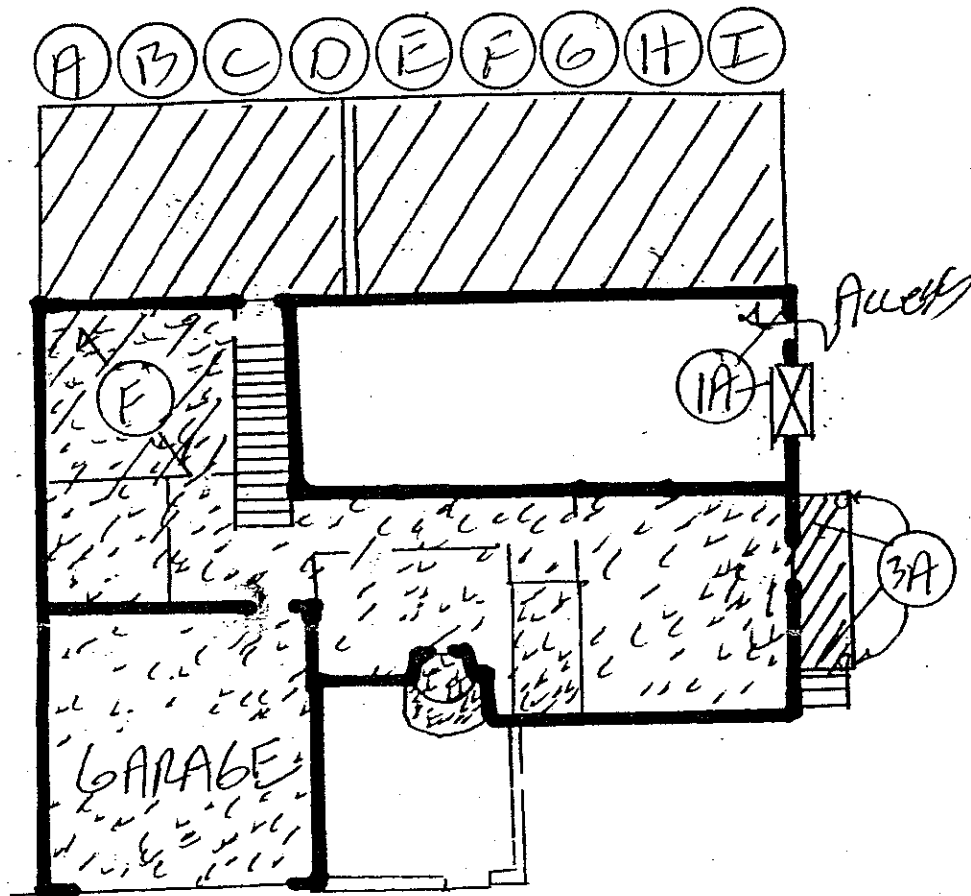
231556

BUILDING NO.

STREET, CITY, STATE, ZIP

INSPECTION DATE

REPORT NO.



954

Keeler Avenue, Berkeley, CA, 94708

09/26/03

231556

BUILDING NO. STREET. CITY, STATE, ZIP

INSPECTION DATE REPORT NO.

Certain areas are recognized by the industry as inaccessible and/or for other reasons not inspected. These include but are not limited to: inaccessible and/or insulated attics or portions thereof, attics with less than 18" clear crawl space, the interior of hollow walls; spaces between a floor or porch deck and the ceiling below; area where there is no access without defacing or removing lumber, masonry or finished work; areas behind stoves, refrigerators or beneath floor coverings, furnishings; areas where encumbrances and storage, conditions or locks make inspection impractical, portions of the subarea concealed or made inaccessible by ducting or insulation, area beneath wood floors over concrete, and areas concealed by heavy vegetation. Areas or timbers around eaves were visually inspected from ground level only. Although we make visual examinations, we do not deface window/door frames or decorative trims. Unless otherwise specified in this report, we do not inspect fences, sheds, dog houses, detached patios, detached wood decks, wood retaining walls or wood walkways. We assume no responsibility for work done by anyone else, for damage to structure or contents during our inspection, or for infestation, infection, adverse conditions or damage undetected due to inaccessibility or non-disclosure by owner/agent/tenant.

Slab floor construction has become more prevalent in recent years. Floor covering may conceal cracks in the slab that will allow infestation to enter. Infestations in the walls may be concealed by plaster so that a diligent inspection may not disclose the true condition. These areas are not practical to inspect because of health hazards, damage to the structure; or inconvenience. They were not inspected unless described in this report. We recommend further inspection if there is any question about the above noted areas. Ref: Structural Pest Control Act, Article 6, Section 8516(b), paragraph 1990(i). Amended effective March 1, 1974. Inspection is limited to disclosure of wood destroying pests or organisms as set forth in the Structural Pest Control Act, Article 6, Section 8516(b), Paragraph 1990-1991.

Second story stall showers are inspected but not water tested unless there is evidence of leaks in ceiling below. Ref: Structural Pest Control Rules and Regulations, Sec. 8516G. Sunken or below grade showers or tubs are not water tested due to their construction.

If this report is used for escrow purposes then it is agreed that this inspection report and Completion, if any, is part of the ESCROW TRANSACTION. However, if you received written or verbal instructions from any interested parties involved in this escrow (agents, principals, etc.) to not pay our invoice at close of escrow, you are instructed by us not to use these documents to satisfy any conditions or terms of your escrow for purposes of closing the escrow. Further, you are instructed to return all of our documents and the most current mailing address you have on file for the property owner.

SHOULD DAMAGE EXTEND FURTHER THAN OUTLINED IN OUR REPORT INTERESTED PARTIES OR HOMEOWNER WILL BE RESPONSIBLE FOR ADDITIONAL COSTS. SHOULD CONTRACTOR BE ENGAGED BY OTHERS TO PERFORM THE REPAIRS OUTLINED IN OUR REPORT AND DAMAGE IS FOUND AT THAT TIME TO EXTEND FURTHER INTO INACCESSIBLE AREAS THE CONTRACTOR IS ADVISED TO CONTACT THE HOMEOWNER OR INTERESTED PARTIES FOR ADDITIONAL FUNDS. MITTS TERMITE CONTROL CANNOT BE HELD LIABLE FOR HIDDEN OR INACCESSIBLE AREAS THAT CONCEAL FURTHER DAMAGES.

Owner must be aware of the above if obtaining competitive bids.

Reports on this structure prepared by various registered companies should list the same findings (i.e. termite infestations, termite damage, fungus damage, etc.) however, recommendations to correct these findings may vary from company to company. You have the right to seek a second opinion from another company.

No guarantees or warranties regarding workmanship or materials will be given by this firm if work is performed by others even if work is acceptable and approved by this firm.

Only a licensed pest control firm may apply any chemical for the treatment of wood destroying organisms including fungicides (for exception, see Sec. 8555 of the Business and Professional Code, Division 3).

We do not inspect dwellings from extension ladders during a normal inspection. The underside of the roof eaves will be inspected as close as practical depending on the height. We will not inspect roof coverings or walk on roofs during the course of normal inspections.

GUARANTEE: Mitts Termite Control, Inc., guarantees all pest control repairs for one (1) year from the date of completion, excluding caulking, sealing, grouting, roofing, plumbing, leaks and other mechanical failures. Caulking, sealing and grouting is guaranteed by this firm for thirty (30) days from the date of completion. Roofing, plumbing and other mechanical repairs are guaranteed by this firm for ninety (90) days from the date of completion.

"This company will reinspect repairs done by others within four months of the original inspection. A charge, if any, can be no greater than the original inspection fee for each reinspection. The reinspection must be done within ten (10) working days of the request. The reinspection is a visual inspection and if inspection of concealed areas is desired, inspection of work in progress will be necessary. Any guarantees must be received from parties performing repairs".

954

Keeler Avenue, Berkeley, CA, 94708

09/26/03

231556

BUILDING NO. STREET, CITY, STATE, ZIP

INSPECTION DATE REPORT NO.

THE EXTERIOR SURFACE OF THE ROOF WILL NOT BE INSPECTED. IF YOU WANT THE WATER TIGHTNESS OF THE ROOF DETERMINED, YOU SHOULD CONTACT A ROOFING CONTRACTOR WHO IS LICENSED BY THE CONTRACTOR'S STATE LICENSE BOARD.

"NOTICE: The Structural Pest Control Board encourages competitive business practices among registered companies. Reports on this structure prepared by various registered companies should list the same findings (i.e. termite infestations, termite damage, fungus damage, etc.). However recommendations to correct these findings may vary from company to company. Therefore, you may wish to seek a second opinion since there may be alternative methods of correcting the findings listed on this report that may be less costly."

A SEPARATED REPORT HAS BEEN REQUESTED WHICH IS DEFINED AS SECTION I/SECTION II CONDITIONS EVIDENT ON THE DATE OF INSPECTION. SECTION I CONTAINS ITEMS WHERE THERE IS EVIDENCE OF ACTIVE INFESTATION, INFECTION OR CONDITIONS THAT HAVE RESULTED IN OR FROM INFESTATION OR INFECTION. SECTION II ITEMS ARE CONDITIONS DEEMED LIKELY TO LEAD TO INFECTION OR INFESTATION BUT WHERE NO VISIBLE EVIDENCE OF SUCH WAS FOUND. FURTHER INSPECTION ITEMS ARE DEFINED AS RECOMMENDATIONS TO INSPECT AREA(S) WHICH DURING THE ORIGINAL INSPECTION DID NOT ALLOW THE INSPECTOR ACCESS TO COMPLETE THEIR INSPECTION AND CANNOT BE DEFINED AS SECTION I OR SECTION II.

SUBAREA - VENTILATION:

Item 1A: Earth wood contacts were noted to the mudsill due to an excessive build-up of soil.

RECOMMENDATION: Grade soil as necessary.

***** This is a Section 2 Item *****

PORCHES-STEPS-DECKS-PATIOS:

Item 3A: Scattered damage by dry rot decay was noted to the upper wood constructed deck landing and steps. The two 4x6 support posts on either corner are damaged by dry rot decay.

RECOMMENDATION: Remove deck and steps including the posts and reconstruct same utilizing pressure treated subframing, install spaced 2x6 standard grade redwood decking boards and step treads. Handrails are to be built to comply with local building codes. The two 4x6 posts are to be replaced with new pressure treated posts.

***** This is a Section 1 Item *****

GENERAL CONDITIONS

A. Our inspection is limited to visible and accessible areas only. Should interested parties desire a further inspection of any inaccessible area it would be done upon request and for an additional cost.

B. The kitchen floor surface consist of tile and the counter-top consist of granite. These surfaces appear to be serviceable.

954

Keeler Avenue, Berkeley, CA, 94708

09/26/03

231556

BUILDING NO. STREET, CITY, STATE, ZIP

INSPECTION DATE REPORT NO.

C. The upstairs hall bathroom floor surface consist of tile and the stall shower consist of ceramic tile over a finished ceiling. These surfaces appear to be serviceable.

D. The downstairs hall bathroom floor surface consist of tile and has a claw legged tub.

E. Others have performed repairs to the structure. Mitts Termite Company does not guarantee the quality, workmanship or materials used by others. Further information or guarantees being desired concerning these repairs should be obtained from the present homeowner or contractor performing same.

F. In this downstairs room apparently the construction detail is ceramic tile over wood frame over a concrete slab floor. All framing below this area is inaccessible and no representations can or will be given. No outward indication of problems was noted.

G. Interior and exterior surfaces around the perimeter of this structure will need to be kept well sealed and painted. All water prone wall and floor areas will also need to be kept well sealed and grouted as part of general property maintenance.

H. The roof covering, gutters and downspouts were not inspected by this firm and no guarantees are given to same. Further information or guarantees being desired concerning roof coverings, gutters and downspouts should be obtained from a licensed roofing contractor.

I. No representations will be made by this firm regarding plumbing, heating or electrical systems except as pointed out in the body of this report. Further information being desired concerning the above should be obtained from the appropriate trades.

NOTE. The attic was not inspected due to the risk of damaging the ceiling plaster. Should interested parties desire further inspection of the attic space it would be done upon request at an additional cost and after a waiver has been signed.

NOTE: There may be health related issues associated with the findings reflected in this report. We are not qualified to and do not render any opinion concerning any such health issues. The inspection reflected by this report was limited to the visible and accessible areas only. Questions concerning health related issues, which may be associated with the findings or recommendations reflected in this report, the presence of mold, the release of mold spores concerning indoor air quality should be directed to a Certified Industrial Hygienist.



WORK AUTHORIZATION CONTRACT

Address of Property: 954 Keeler Avenue, Berkeley, CA, 94708
 Inspection Date: 09/26/2003
 Report #: 231556
 Title Co. & Escrow #:

SECTION 1

3A: \$ 4200.00

SECTION 2

1A: \$ 35.00

FURTHER INSPECTION

The undersigned has read, reviewed & received a copy of this document:

Date Signature
 Date 11/24/03 Signature

We Authorize the Following Section 1 Items to be Performed.

3A

We Authorize the Following Section 2 Items to be Performed.

1A

We Authorize the Following Items for Further Inspection.

Proposed Cost Section 1: \$ 4200.00

Proposed Cost Section 2: \$ 35.00

Proposed Cost Fur.Insp.: \$ 0.00

PERMIT & FEES: \$ 310.00
 SMOKE DETECTORS: \$ 150.00
 Total - All Sections: \$ 4695.00

MOLD DISCLAIMER

There may be health related issues associated with the structural repairs reflected in the inspection report referenced by this Work Authorization Contract. These health issues include but are not limited to the possible release of mold spores during the course of repairs. We are not qualified to and do not render any opinion concerning such health issues or any special precautions. Any questions concerning health issues or any special precautions to be taken prior to or during the course of such repairs should be directed to a Certified Industrial Hygienist before any such repairs are

I have read this work authorization contract and WDO inspection report it refers to.
SIGNED WORK AUTHORIZATION CONTRACT MUST BE RECEIVED BEFORE WORK WILL BE SCHEDULED.
 I have read and understand the terms of this work authorization contract and hereby agree to all terms thereof.

APPROVED AND READ BY: _____

DATE _____

ACCEPTED FOR: _____
 MITTS TERMITTE CONTROL INC

DATE _____

MITTS TERMITE CONTROL INC
427 San Pablo Avenue
Albany, CA 94706
Ph: (510) 525-2202 Fax: (510) 525-1028



WORK AUTHORIZATION CONTRACT

Address of Property: 954 Keeler Avenue, Berkeley, CA, 94708
Inspection Date: 09/26/2003
Report #: 231556
Title Co. & Escrow #:

OUR MINIMUM CHARGE FOR REPAIRS IS \$300.00

All prices quoted are subject to acceptance within 30 days. If for any reason work authorization does not meet with your complete satisfaction or conform to known data, please do not sign this contract.

NOTE: Prices quoted for the above items are subject to change if all work is not performed by this firm.

Terms under this contract are net cash upon completion unless otherwise stated. PAYMENT IS TO BE MADE PAYABLE TO MITTS TERMITE CONTROL, INC. UPON DEMAND ONCE NOTICE OF WORK COMPLETED HAS BEEN ISSUED. There is a 1 1/2 % service charge per month on overdue accounts. If additional work, other than specified in the report is required by the City or County Building Inspector, it will not be performed under this agreement. A separate quotation will be made if desired.

NOTE: We reserve the right to require payment in three equal parts, from Escrow Company, person or persons responsible for payment. This is to be paid in this manner: 1/3 upon commencement of work, 1/3 upon mid-point (to be determined by this company) and 1/3 upon issuance of Notice of Work Completed.

SHOULD LEGAL ACTION BE NECESSARY TO COLLECT THIS SUM, OR ANY OTHER PORTION THEREOF, MITTS TERMITE CONTROL, INC. SHALL BE ENTITLED TO REASONABLE ATTORNEY'S FEES AND COSTS OF LITIGATION.

NOTICE TO PROPERTY OWNERS : (Section 7018 of the California Contractors License Law, Business & Professional Code Div. 3, Chap. 9) Provides under the Mechanic's Lien Law any contractor, subcontractor, laborer, supplier or other person who helps to improve your property but is not paid for his work or supplies has a right to enforce a claim against your property. This means that, after a court hearing, your property could be sold by the court officer and the proceeds of the sale used to satisfy the indebtedness. This can happen even if you have paid your own contractor in full, if the subcontractor, laborer, or supplier remains unpaid.

I/We hereby enter into this contract and agree that Mitts Termite Control, Inc. is instructed to perform the work that is described above.

Seller: _____ Telephone # _____

Buyer: _____ Telephone # _____

Agent: _____ Telephone # _____

TITLE CO: _____ ESCROW # _____

ADDRESS: _____ FAX & PHONE # _____

METRO INSPECTION SERVICES

JOB NUMBER 23299

November 25, 2003

TABLE OF CONTENTS

	<u>Page</u>
<u>GENERAL CONDITIONS</u>	<u>4</u>
<u>ELECTRICAL SYSTEM.....</u>	<u>6</u>
<u>PLUMBING SYSTEM</u>	<u>9</u>
<u>HEATING AND VENTILATING SYSTEM.....</u>	<u>11</u>
<u>SITE, AND DRAINAGE CONDITIONS.....</u>	<u>14</u>
<u>EXTERIOR CONDITIONS.....</u>	<u>18</u>
<u>ROOF CONDITIONS</u>	<u>20</u>
<u>INTERIOR CONDITIONS</u>	<u>21</u>
<u>STRUCTURAL SYSTEM.....</u>	<u>23</u>
<u>EARTHQUAKE PROTECTION.....</u>	<u>24</u>
<u>ATTIC AND ENERGY DESIGN CONDITIONS.....</u>	<u>25</u>

NOTIFICATION ON ENVIRONMENTAL CONDITIONS

Our inspection is a general building inspection and is based on currently active issues in the construction of buildings. There have been news reports and scientific studies on possible environmental hazards found in buildings. These include such things as radon in the soil, lead in water supply lines, asbestos fibers in linoleum glue, concerns about toxic molds, and other hazards caused by the products commonly found in construction. This inspection does not cover possible threats from environmental contaminants and hazards. We may point out the obvious uses of well-known contaminants, but this should not be viewed as a thorough or in-depth review of this type of hazard. The degree of possible danger, in many cases, is still being debated by experts. We would not be in a position to define the hazards connected to these potential environmental contaminants.

METRO INSPECTION SERVICES

JOB NUMBER 23299

November 25, 2003

DISCLAIMER

THE INSPECTION OF THIS PROPERTY DOES NOT ALTER OR CHANGE THE RESPONSIBILITY OF THE SELLER. IT IS THE SELLERS RESPONSIBILITY TO PROVIDE FULL DISCLOSURE. OUR EFFORTS ARE LIMITED TO A REASONABLY DILIGENT INSPECTION OF THE PROPERTY, USING THE STANDARD PRACTICE OF HOME INSPECTORS, TO PROVIDE THE CLIENT WITH ADDITIONAL INFORMATION CONCERNING THE PROPERTY BEING PURCHASED.

THIS INSPECTION DOES NOT TAKE THE PLACE OF ANY INSPECTION REQUIRED BY ANOTHER AGENCY OR AUTHORITY SUCH AS A REQUIRED BUILDING INSPECTION. WE ARE NOT SOILS ENGINEERS OR STRUCTURAL ENGINEERS. WE DO NOT COMPLETE A PEST CONTROL INSPECTION, NOR ARE WE INSPECTING FOR ENVIRONMENTAL HAZARDS.

IF INFORMATION IS EITHER MISUNDERSTOOD OR IS MISSING FROM THE REPORT, IT SHOULD NOT BE CONSTRUED THAT WE HAVE COMPROMISED THE ABILITY OF THE BUYER TO GAIN COMPENSATION FROM THE SELLER FOR MATERIAL DEFECTS. OUR OBSERVATIONS ARE BASED ON VISUAL INSPECTION OF EXTERIOR SURFACES. SUBSURFACE CONDITIONS MAY VARY FROM THOSE THAT WERE OBSERVED. THEREFORE, THERE CAN BE NO GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED, OF THE CONDITION OR PERFORMANCE OF THE BUILDING OR EQUIPMENT UNDER CONTINUED DAILY USE.

ASSISTANCE IN READING THE REPORT:

Orientation - The right and left side of the building referred to in the report are based on a person standing in the street in front of the building, facing the building.

Numbering - The pages are numbered sequentially, and the page headings are listed in the index. This allows the reader to determine whether they are seeing the entire report.

Need To Know - This report is generated for use by readers with different needs. The first text page gives a general summary and lists the major defects found on the property. The summaries at the start of each section describe the general conditions of the various building systems. The **highlighted** items indicate the basic subject matter in the paragraph or comment. However, the reader is encouraged to read the entire report.

METRO INSPECTION SERVICES

JOB NUMBER 23299

November 25, 2003

GENERAL CONDITIONS

GENERAL SUMMARY:

The building being inspected is an **older home in the upper hill area of Berkeley**. It is situated on a moderately sloping hillside and was constructed on a cut section into grade. The slope of the lot is approximately fifteen degrees. There are some visible signs of significant differential settlement. The basic structure of the building appears to be normal for this age dwelling. Normal seismic restraints are evident throughout the visible portions of the building, for the age of the construction, but some seismic upgrades are needed. The home has been well maintained.

IMPORTANT ITEMS:

Although there may be additional items of importance to the buyer, some items noted during the inspection stood out as the more important or **most significant findings**. They are as follows:

- A number of **irregularities were noted in the electrical system**. Some electrical work appears to have been completed by a non-professional. A review and inspection by an electrician will be needed. A list of the items noted during our inspection can be found in the electrical section of this report.
- Some material that appeared to contain **asbestos was found in the home**. This asbestos is located in an area that has the potential for transfer of the asbestos into the home on a regular basis. Based on the condition and location of the asbestos, it would be recommended that some asbestos abatement work performed.
- The **furnace is older** and there is asbestos on the heating ducts. The furnace is an older natural draft heater that appears to be the original furnace, which would place it at well past the end of its normally expected useful life. Some asbestos abatement will need to be completed when a new furnace is installed.
- Some **seismic upgrading would be recommended** for this home. Based on the design, height, and weight of this structure, it would be recommended that some improvements be made. Whereas this home came through past earthquakes with an acceptable amount of damage, future earthquakes are predicted on faults closer to this structure, and more damage would be expected. To prepare for the future, some upgrades appear to be needed.

METRO INSPECTION SERVICES

JOB NUMBER 23299

November 25, 2003

Information on these items and other items that were found to be of particular interest or are in need of a written record are noted in the enclosed comments and recommendations. This report covers major defects. Although some minor maintenance and aesthetic items are included, no attempt is made to record every minor defect or those items that are readily apparent to casual observation.

GENERAL CONDITIONS - COMMENTS AND RECOMMENDATIONS

This is an **older home**. The condition of older homes is heavily dependent on the care and maintenance provided by previous owners. Normal maintenance of a home includes an upgrading, from time to time, of the utility systems that supply the home with necessary services. These would be designated as utility maintenance items. The paint and decorating of the home would be considered aesthetic maintenance. This home would be considered above average in the aesthetic maintenance area and somewhat below average in the utility maintenance area. The home appears to have been maintained on a regular basis and some renovation work has been completed. However, only limited utility upgrades have been made, some of the utility system components are getting older, and some additional upgrading will be needed in the near term.

The **drainage plan** for a home is a very important design detail that is too often given less attention than it deserves. It is important to channel water collected by the roof away from the foundations in water tight and well designed drain systems. In addition, any significant quantity of water draining toward the house from open areas above the home should be routed around the home in controlled drainage systems. Failure to control drainage can result in settlement, out-of-level floors, and cracks in interior and exterior surfaces. Some of the negative effects of a previously inadequate drainage plan were noted in this home and will be discussed in some of the following comments.

A **deck has been added** to the back of this home. The workmanship and materials used appear to be proper and it appears that the deck addition was completed by professionals. With the increasing emphasis and importance of having work done with permits, it may be wise to obtain a copy of the signed off permits, or some other verification that the final approval of the deck addition was obtained.

There is a **newly remodeled kitchen in this home**. New construction is required to meet, and benefits from, rigid codes and standards that have been developed over the years. Many of the changes in the building codes are based on problems encountered in older homes. New renovation work is required to meet the latest building code requirements in the areas that have been remodeled. The workmanship used in the renovation of this kitchen appears to be quite good. To insure that all work was done in accordance with the requirements and that all inspections have been completed, it may be wise to obtain a copy of the signed off inspection record sheet.

METRO INSPECTION SERVICES

JOB NUMBER 23299

November 25, 2003

ELECTRICAL SYSTEM

ELECTRICAL SYSTEM SUMMARY - 70 Amp Main - Breakers Age: Moderate
One Subpanel - Plug Fuse Age: Older
Grounding: Poor Need: Major Repairs

ELECTRICAL SYSTEM COMMENTS -

This home has a **mixture of older wiring and newer wiring**. There has been a partial upgrading of the electrical system. A 70 amp breaker controlled main panel has been installed and newer wiring now protects a small portion of the home. The main panel was found in an exterior metal cabinet on the right front side of the home. The supply to the main panel is through copper feed wires running in an overhead service drop from the street. The main panel feeds an older subpanel located in a lower closet and the wiring in this subfeed is copper. A number of branch circuits have been added to the main panel to reduce the load carried by the older wiring. A number of older wiring runs still feed some old remaining circuits in the home. The condition of much of the older wiring, that does remain, is unknown. It was covered by wall material and therefore not available for visual inspection. A further upgrade of the remaining two wire outlets still found in some places would provide better ground protection and enable the use of newer three prong plugs.

This home has an **older electrical panel with a 70 amp capacity**. Although some older homes still have this size panel, it is considered somewhat small in capacity by present new house standards. A normal household, using modern appliances, cannot be expected to operate smoothly with this older low capacity system. Care would have to be taken to minimize the use of resistance type heaters (appliances with a heating coil) and other appliances that draw significant electrical loads. An upgrade to at least a 100 amp electrical system is recommended.

This home has some remaining **"knob and tube" wiring in the attic**. This refers to the insulator posts and tubes that support the wiring. This is an older style of wiring found in older homes. There would always be some concern for older wiring if the wiring has been frayed or abused to the point where the insulation material is not fully protecting the wire from contact. The most common fault found with older wiring is a build up of corrosion at the terminals and connection points. This problem is prevalent above old light fixtures where the heat from the light may have caused damage to the insulation or a build-up of corrosion where the wire is wrapped around a terminal. If older light fixtures are to be retained the wires and connection terminals should be cleaned. Older wall switches should be replaced if there is any arcing across contact surfaces when the switch is turned on. Older outlets should be replaced if the contact fins do not hold the prongs of the plug solidly or if there is any corrosion present.

METRO INSPECTION SERVICES

JOB NUMBER 23299

November 25, 2003

There is a new breaker protected main panel, but the subpanel in the lower closet has **older plug type fuses**. A recent trend in insurance underwriting has developed which calls for replacement of all older fused electrical panels with new breaker protected main panels and subpanels. Some upgrading has been done to the electrical system in this home, but some additional upgrading may be required by the insurance underwriter.

During the inspection **some irregularities were found in the electrical system**. During an inspection, a partial check of the electrical system is completed. This partial inspection includes random checks with an electrical tester that indicates whether adequate grounding and proper wiring procedures have been used. The faults noted were as follows:

- There is **no circuit directory in the main panel**. Normally a directory of what areas or equipment the circuits protect is required to be shown in the main panel. This is required by code and is normally a requirement that must be met before final approval of an electrical upgrade is provided by the city inspector.
- The **electrical main panel was missing a protective cover** at the time of this inspection. A normal electrical panel has an inside cover over the wiring to protect the wiring from access by a child or the unwary homeowner. This panel could be opened by a small child or someone else and there would be access to 220 volt wiring.
- The outlet on the front patio indicated a **weak or intermittent power condition**. This is normally caused by the inability of older outlet receptacles to hold the prongs of a plug solidly. The spring tension in the contacts is not sufficient to provide good contact. Good grounding is essential in outlets near plumbing and in outdoor electrical outlets. This outlet should be changed to a fully grounded GFCI outlet.
- It was noted that the **ceiling insulation has been blown** in without providing heat wells for lighting fixtures and protection for the wiring in the attic spaces. This has recently arisen as a potential safety hazard. PG&E could be contacted for further information on this new area of concern.
- There was **no grounding wire** on top of the hot water heater. A ground wire connection, called a 'bonding jumper wire', is needed between the incoming water supply pipe and the outgoing water discharge pipe, and this ground wire should extend to the gas supply line. This ground wire is needed to maintain the house grounding system for protection against an electrical shock from plumbing that may have come into contact with a hot electrical wire. A bond wire was found, but it was connected to some old disconnected piping.

METRO INSPECTION SERVICES

JOB NUMBER 23299

November 25, 2003

- An **electrical subpanel** in this home is located in a clothes closet. A recent change in the electrical code makes the location of subpanels in clothes closets unacceptable. If modifications are needed to the electrical system, which involve the subpanel, it may need to be relocated to meet current codes and standards.
- There were **pull chain lights** in the garage and in the lower closet next to the subpanel. These pull chain lights are no longer recommended. The chain or string can become an electrical conductor and contact with the light and any other ground such as soil, plumbing, or electrical equipment, can result in an electrical shock.
- There were an **ungrounded three prong outlets** in various rooms. The installation of three prong outlets in older ungrounded boxes is not recommended. It gives the user the mistaken impression that the outlet is part of the new upgraded, and properly grounded, electrical system.
- The home is older with a **limited number of outlets** and some of these are the older two prong outlets. Due to the age of the home, the number of outlets in any given room is less than is found in newer homes. This may require the addition of some new outlets in areas where electrical service is needed or where appliances with three prong plugs will be used.
- The **outlets in the bathrooms** by the sink would normally have GFCI protection in a newer home or in a home with an upgraded electrical system. The bathroom outlets in two bathrooms and other similar outlets in the room spaces other than the kitchen did have GFCI outlet protection, but they did not trip properly when exposed to an amperage imbalance. These GFCI outlets are defective or they were wired improperly.

In modern homes, **Ground Fault Circuit Interrupt (GFCI) outlets** are required in selected areas to reduce the chances for electrical shocks to inhabitants. This device will trip the circuit off if there is a defect in the appliance being plugged into the outlet. Although this age home would not be expected to have these devices, some increase in safety could be obtained by adding them in important areas. GFCI outlets were not found in all of the locations that would normally be expected to be protected by these devices in a newer home, or in a home that has an upgraded electrical system.

The electrical system in this home is an older electrical system. The **grounding systems** on newer electrical systems include some improvements that this home does not have. If repairs are made to the electrical system, it is quite probable that the electrician will want to include some upgrading of the electrical system grounding.

METRO INSPECTION SERVICES

JOB NUMBER 23299

November 25, 2003

There has been a **partial upgrading of the electrical system** in this home. A newer 70 amp breaker controlled main panel has been installed and newer wiring now protects a small portion of the home. The upgrading does not include all of the wiring in the house. Some **electrical modifications appear to have been made to this home by non-professionals**. Whereas most of these modifications were made in an attempt to upgrade or improve conditions normally found in older homes, and to add new service, the quality of the work would appear to indicate that the work was done in a non-professional manner. There is some evidence that the work was done without permits. The permit process requires independent inspections that provide subsequent homeowners with some assurance that the work completed was done in a safe and responsible manner. This protection is especially important in areas that are not available for inspection such as behind walls. This inspector can make no presentations concerning conditions that are not accessible for inspection.

Based on the number of irregularities seen in the electrical system, it is **recommended that a professional electrician be brought in** for a complete review of the system for safety of operation and code compliance.

The **electrical system shutoff location for this home**, to be used in an emergency, is located in an exterior metal cabinet on the front right corner of the home. The main panel is a breaker protected panel and the 70 amp breaker designated as the main service disconnect needs to be switched to the off position to disconnect all power to the home.

PLUMBING SYSTEM

PLUMBING SYSTEM SUMMARY - Pipe Type: Mixed **Age:** Older/Newer
Modifications: Some New Pipe **Pressure:** 115 PSI
Pressure Drop: Noticeable **Need:** Repairs

PLUMBING SYSTEM COMMENTS -

The **plumbing system in this home has been partially upgraded**. The incoming water supply line is a copper line. The water distribution system is a combination of older galvanized steel piping and newer copper piping. Some of the plumbing appears to be the original galvanized plumbing, but newer copper piping has been installed in some places. The extent to which the new copper piping extends into closed walls and floor spaces is unknown. The discharge system is older galvanized steel piping and the vent system is galvanized piping. The main waste drain is cast iron piping. The supply line to the home is a 5/8" diameter underground pipe entering at the front center of the home. The distribution system inside the home is mostly hidden from view, but appeared to be 1/2" to 5/8" diameter lines. Water supply pressures were well above normal.

METRO INSPECTION SERVICES

JOB NUMBER 23299

November 25, 2003

The **water supply pressure to this home was quite high**, at approximately 115 psi. This may cause some increased degradation to faucet packings and seals and can burst garden hoses, dishwasher hoses, and laundry washer hoses, that are left pressurized. A plumber can install a pressure reducing valve that could be used to reduce the pressure. A water pressure of 40 to 80 psi is more normally found, and a pressure of approximately 55 to 65 psi is optimum. If the higher water pressures are to be used, it is recommended, as preventive maintenance, that any rubber water supply hoses be changed every three years, and that high quality hoses be installed.

Some plumbing repairs may be needed. The following items or conditions were noted during the inspection.

- A **no flow condition** was noted in the hose bib on the right side. The water appears to have been shut off to this hose bib.
- There were some **water pipes on the exterior of the home** that were not protected with insulation. The Bay Area has had several cold spells in the last five years that have caused freeze damage to exterior water pipes.
- The **toilet in the front center bathroom** makes an audible noise when refilling. This is probably caused by the high water pressures and possibly some older seals and valve seats in the toilet refill system.

The **gas fired appliance vent pipes** that exit above the roof line do not all have properly rated vent caps. Gas fired appliance vents are required to discharge above the roof line. It has been found that the older style vent caps do not vent properly during windy weather and that harmful gases, including carbon monoxide, can be forced back down the vent pipes into the home. The vent caps on the roof are not all properly rated vent caps. It was reported that the vent cap over the kitchen stack may have been leaking down into the kitchen area in the past.

The **sprinkler system** in the yard is controlled by a time clock and automatically operated valves. This sprinkler system was not inspected or operated, and an evaluation of this system is considered to be outside the scope of a home inspection. Care should be taken to water the lawns or plants regularly but not to the point of over saturation. Generally lawns and plants do best if watered for approximately ten minutes for pop-up sprinklers, twenty-five minutes for micro head sprinklers, and forty five minutes for drip type sprinklers, on only three days in any given week during normal summer Bay Area weather conditions. It should be understood that some sprinkler systems do not reset after a power outage, and some sprinklers reset automatically to ten minutes every day.

A number of older buildings have been found to have **broken sewer lines** under the soil surfaces. A break in the underground piping can result in the need for costly repairs to the

METRO INSPECTION SERVICES

JOB NUMBER 23299

November 25, 2003

existing underground waste drain system. It is becoming quite common to have underground video surveillance cameras used to find these broken lines, and two cities in the Bay Area are already making this a requirement for the sale of a building. This is an item that cannot be inspected by us. If the buyer wishes to insure against the need for near term repairs, that can be quite costly, it would be recommended that this type of investigation be performed.

The **plumbing system shutoff location for this home**, to be used in an emergency, is located on the front center of the home. The valve is located near the ground. The valve needs to be closed by turning the valve clockwise to shutoff the water supply to the home.

HOT WATER HEATING SYSTEM -

The **water heater** in this home was a gas fired unit. It was a **newer Rheem model** and had a storage capacity of **30 gallons**. It was attached to copper incoming and outgoing water lines. It had a safety valve for over pressure protection. It had the required safety valve discharge pipe **improperly discharging** to the floor of the home. It had the recommended flexible gas line connection for earthquake protection. It had one earthquake strap for protection against over turning during an earthquake, but this seismic restraint should be improved to the **required two straps**. The water heater was properly vented. It was glass lined for energy conservation.

The **safety relief valve** on a water heater releases scalding water and steam in the event of a malfunction in the burner controls and a resulting overheating of the water heater. A discharge pipe to an acceptable discharge area is required for safety. Normally this is to the exterior of the home. This water heater did have a discharge pipe, but it discharged inside the home near a wood wall, and any discharge could cause injury to anyone in the vicinity of the heater or could damage the wood walls.

HEATING AND VENTILATING SYSTEM

HEATING SYSTEM SUMMARY – Natural Draft - 52,000 BTU Age: Older

Space Heaters: Floor, Lower bedroom Age: Older, Out of Operation

Insulation: Asbestos Need: Service or Replacement

HEATING SYSTEM COMMENTS -

The **gas service to the old floor heater on the lower level was shut off** at the time of this inspection. A normal inspection includes the testing of the gas appliances for operability. The lack of gas service to the lower floor heater somewhat curtails our ability to completely inspect this appliance. This older floor furnace does not appear to be in use and would not be considered as a safe heating system.

METRO INSPECTION SERVICES

JOB NUMBER 23299

November 25, 2003

The primary heating system in this home is an **older natural draft gravity type furnace**, made by Golden Gate. On any older furnace there would be some concern for the integrity of the combustion chamber. Gas appliances require regular servicing. If this furnace has not been serviced recently, a service call should be made at this time, and the servicing should include a check of the combustion chamber. Gravity feed furnaces have a somewhat slower response to demands for heat. However, they provide a very adequate and quiet heat source. The capacity of this unit, at 52,000 BTU's, appears adequate for this size home.

The lower level in this home is heated by a **single small floor furnace that is not in operation**. The lower floor of this home has **no other heating system**. Some minimal heating is apparently supplied by a wall register in the front computer room, but natural draft heaters do not normally heat rooms on the same level as the furnace adequately. The lack of a viable heating system for the lower floor would result in an overall assessment that the heating system would be considered as an inadequate heating system by modern standards.

The floor furnace installed in the lower family room or master bedroom is an older installation that does not meet current criteria for gas floor furnaces that are installed in or near wood framing. There are a number of newer rules that have been developed over time for the continued safe operation of a gas floor heater that is placed in or near the wood floor and wall framing. These primarily deal with venting of hot combustion gases and restrictions on the proximity of the hot floor heater surfaces to the surrounding wood framing. This older floor heater **does not appear to meet these rules** for safe continued operation. The floor heater was installed less than the required six inches from an adjacent wall.

The **heat ducts from the furnace** in this home are still attached to older heat registers. On a newer home the registers are located on the perimeter of the home and the cold air return is located near the center of the home to get good air circulation. On this home the older interior heat registers are still in use. There are fewer registers and they are located near the center of the house.

The **furnace in the basement area is not firing properly**. There are stains on the front of the furnace that indicate some burner roll-out. This is a condition where the fire from the burner rolls out the front of the furnace during start up due to lack of sufficient combustion air. This is normally caused by an improper air to fuel mixture, or from improper venting of the burner compartment. The furnace needs to be serviced to determine the cause and remedy for this condition.

There was some **asbestos material on the flues and ducts** in the furnace room and crawl space areas. Asbestos was widely used as an insulation material on the exterior surface of the heating ducts in homes built before 1978. Asbestos materials are not recommended in space that is frequented on a regular basis by inhabitants and/or pets. Where an agent or vehicle can be

METRO INSPECTION SERVICES

JOB NUMBER 23299

November 25, 2003

identified that may transport loose asbestos to the living spaces, it is recommended that the asbestos materials be removed. Loose edges are called friable (capable of becoming airborne), and can be disturbed and forced into the air stream. Information on asbestos hazards in the home can be obtained from the Environmental Protection Agency or the United States Consumer Product Safety Commission. Removal, repair, or encapsulation, of asbestos materials, should not be attempted by the homeowner.

There was also some **asbestos material on the inside of the heat ducts** near the registers. This is asbestos in a daily use area. Asbestos materials are not recommended on the interior of the heat ducts. The air flow through the ducts acts as an agent that can transport loose asbestos to the living spaces. Normally this condition would be serious enough to recommend removal or encapsulation of the asbestos, but removal is normally recommended. It is recommended that an asbestos removal contractor be brought in to make recommendations and provide a cost estimate.

There was also some **asbestos material** on the outside of the heat ducts that are **located near the floor in the furnace room**. This is asbestos in a potential daily use area. Asbestos materials are not recommended on the exterior of the heat ducts that are located close enough to the floor to be easily contacted. The contact acts as an agent that can transport loose asbestos to the living spaces. Normally this condition would be serious enough to recommend removal or encapsulation of the asbestos, but removal is normally recommended. It is recommended that an asbestos removal contractor be brought in to make recommendations and provide a cost estimate.

The **gas heating system in this home is quite old**. If it will continue in operation, it will need to be monitored. A gas heating system has an inner combustion chamber where the combustion occurs, and it is important to service and monitor this age heater for a crack in the combustion chamber. Although gas furnaces normally last much longer, a combustion chamber is normally warranted for only twenty years by the manufacturer. When a furnace is nearing, or is more than twenty years old, it should be checked regularly for cracks in the combustion chamber. In addition **carbon monoxide detectors are recommended** for use in any home that has an older gas fired heating system, or in a home that has some other evidence of a possible crack in the combustion chamber. These detectors can be purchased quite cheaply and located on the interior of the home near the floor, of any heated room space, to provide constant monitoring of the older heating system. A carbon monoxide detector was found but it was located in the furnace room rather than in the living areas as recommended.

The heating system in this home was an older unit. In older units it is quite common for problems to develop in the combustion chamber, and these older heaters are no longer efficient. The need for **near term replacement of this heater** should be expected and repairs are needed to the heater at this time. The burner is not firing properly, the compartment may need additional venting, and the heater is not efficient by current standards. As a minimum, this heater should be

METRO INSPECTION SERVICES

JOB NUMBER 23299

November 25, 2003

serviced now, and on a regular yearly basis due to its age. It would appear to be prudent to replace this older furnace with a new modern furnace rather than make extensive repairs or modifications to this older furnace.

The **gas fuel shutoff location for this home**, to be used in an emergency, is located on the front of the home. The gas valve is located on a pipe near the ground and it needs to be turned a quarter turn, either direction, to disconnect all gas supply to the home. A gas shutoff wrench is recommended to be permanently located close to the gas shutoff valve.

SITE, AND DRAINAGE CONDITIONS

SITE AND DRAINAGE SUMMARY - Soil Type: Clayey Silt **Damage:** Yes

Site Profile: Moderate Downslope

Drainage: Fair **Needs:** Routine Maintenance

SOIL CONDITIONS -

The soil in and around this home is made up of a mixture of **sand, silt, and clay**, mixed with the normal soil materials produced by the decomposition of surface debris. Normally this material provides an adequate support base for foundations. The clay component in the soil requires that extra precautions be taken in the drainage area.

This home is **located on a lot that is in or near a known landslide area**. Local geological engineers have designated certain areas in the Berkeley Hills as having the potential for some downhill soil movement or creep. Generally speaking, homes within these designated areas, do quite well if drainage conditions are well designed and maintained, whereas homes with poor drainage controls, do quite poorly. The cause of the soil movement of the general hillside area, and the determination of what it means to this site, would be outside of our areas of expertise and outside the scope of this inspection. If the buyer is interested in pursuing this matter further, the buyer is encouraged to obtain available soils reports for the area in general, and if desired, have a soils and geology specialist provide interpretations necessary to determine the long range stability of this site.

SITE CONDITIONS -

This home is **located quite close to a known fault line**. A vertical projection of the Hayward fault up to the surface would result in the fault line running in the vicinity of this property. The cause of the past soil movement and foundation settlement appear to have been caused by poor drainage controls, but any determination of what contribution may have been caused by earthquake related conditions, would be outside of our areas of expertise and outside the scope of this inspection. If the buyer is interested in pursuing this matter further, the buyer is

METRO INSPECTION SERVICES

JOB NUMBER 23299

November 25, 2003

encouraged to obtain available soils reports for the area in general, and if desired, have a soils and geology specialist provide interpretations necessary to determine the long range stability of this site.

The **back patio overhang** on this home has been constructed with some materials that need to be kept sealed to protect against damage from wood rot. The support posts and overhang lattice are made from wood products that are inappropriate as exterior building materials in an unsealed or unpainted condition. Expensive repairs are quite common in these materials if they are left in their natural state over extended periods of time. The overhang structure should be sprayed with a soaking type sealant, containing a mildewcide and fungicide, approximately every two years.

There are a **number of short garden walls in the back yard** that were placed to terrace the rear garden areas. They were casually installed without concrete mortar. They have no steel reinforcement, and are in various stages of distress. However, it should be noted that these are considered as landscaping entities only and they are not associated with the house and its foundation system.

Stairs and walkways with **step systems can be hazardous** if they do not fit certain dimensions. A person using a stair system has prior experience with stairs and relies heavily on motor skills developed over a life time. Stairs should be uniform in tread width and riser height, especially if lighting is poor. Over the years, codes for stair systems have trended toward wider treads and tighter restrictions on dimensional tolerances. This home has a set of garden steps that would not meet present standard practice for safe step systems. The stairs to the back yard on the left and right side, and the steps in the back yard, have randomly placed steps and risers, and the handrails are inadequate or missing. Care should be taken to traverse these steps with great caution, especially when descending the steps in low light conditions. Children and others with physical impairments should be warned against use of the steps in a hurried or casual manner.

The **back deck** on this home has been constructed with some materials that need to be kept sealed to protect against damage from wood rot. The deck is made from wood products that are inappropriate as exterior building materials in an unsealed or unpainted condition. The deck on this home also has closely spaced deck boards which tends to trap moisture and debris which, in turn, accelerates wood rot and moisture damage. Expensive repairs are quite common in these materials if they are left in their natural state over extended periods of time. The deck surface, the supporting joists, and girders should be sprayed with a soaking type sealant, containing a mildewcide and fungicide, approximately every two years.

Some **leak stains** were noted on the subfloor and floor joists in the crawl space under the front of the back deck. There are ledger attachments of the deck to the house above this area and it appears that there may have been some leakage at these locations in the past. The stains were

METRO INSPECTION SERVICES

JOB NUMBER 23299

November 25, 2003

dry at the time of this inspection. It is assumed that the new deck has solved this water entry problem, but the area should be monitored for any future leakage and remedial steps taken if necessary.

The small **right side deck** by the main electrical panel has redwood materials placed at or near the ground surface. Redwood is well known as a material that resists water and insects that damage normal wood products that are used in this close proximity to moist soils. However, some modern redwood is cut prematurely before natural deterrents to attack are established in the wood. For this reason, it is recommended that any type of wood in close proximity to soil be treated every two years with a wood preservative.

The **brick patio surfaces** in the back patio under the trellis were evidently placed on insufficiently compacted soil. In addition, the rainfall on the area has no visible means of controlled runoff. The combination of these conditions has resulted in some of the bricks having some surface irregularities.

There are **cracks in the concrete slabs that form the floor of the garage**. These cracks do not show signs of moisture infiltration and are probably the result of the expansive clay soil under the poured concrete slabs. The slabs are self supporting and therefore do not provide primary support for the structure above. Therefore, these cracks are not considered structurally significant.

The **door on the garage** is an older side to side roll open type. This kind of door can be difficult to open and close and the hangers and door travel guides will need routine repair and maintenance.

The ceiling of the garage is not covered with sheetrock or plaster. **The ceiling has been removed** for some reason. There is an opening directly to the attic from this garage roof area. Any common wall or ceiling between the garage and the home needs to be covered with fire rated sheetrock. This is a fire control concern.

There is some **cracking of the driveway concrete slab**. Normally large continuous pour concrete slabs have some cracking due to contraction of the concrete during the curing period. However, the cracking in this driveway appears to be somewhat more pronounced and the cracks appear to be caused by the upheaval of the expansive clay soils under the slab. These cracks could be grouted. If left open and ungrouted over many years, they will continue to grow in size and number.

There were some **vines growing on the fences near the exterior side of the home**. Vines are not recommended as exterior fence or wall coverings and have been known to do considerable damage to fencing, siding, paint, and trim.

METRO INSPECTION SERVICES

JOB NUMBER 23299

November 25, 2003

Some minor **cracking was found in the sidewalks** in front of this home. The soil may not have been compacted properly prior to the pouring of the concrete or time has caused some natural settlement. Open cracks will continue to accept rain water which may cause additional cracking. These could be sealed in order to prevent further moisture intrusion.

DRAINAGE CONDITIONS -

This home has a **drainage condition** that is quite common in homes built on moderately sloped to nearly flat lots. The situation has been worsened by the placement of the foundations into the natural grade. The gentle slope of the hill in the front yard slopes toward the house and continues to slope downward toward the back yard area. The natural flow of water is from the front yard toward the back of the property. The foundations under this home have been cut into the natural slope and are in the path of normal water movement. In addition, if roof drainage is allowed to spill next to the house, it would increase the concentration of moisture. Gutters and downspouts need continued maintenance to divert all roof drainage away from the structure. In addition, garden watering may need to be tightly controlled in the yard and garden areas in front of the house.

The **basement rooms** under this home are cut into what would normally be the natural grade. This could result in some moisture seeping under and through the foundation concrete during the rainy seasons of wet years if water is allowed to accumulate next to the foundations. This might produce unwanted moisture conditions in the basement area. Should this become a problem, after all other precautions are taken, it may be necessary to divert more of the plant watering and/or natural drainage from neighboring lots around the foundation, or a sump pump may be needed.

The home has a **partial underground drain system** that transfers water from the downspouts to an exit area in back of the home onto the lawn area. These drains need to be kept open and clean. They should be checked regularly to protect the foundation areas from excessive moisture concentration. Yearly flushing with a garden hose is recommended to clean out all sediment and debris. The gutters and downspouts should be generally reviewed and modified, wherever necessary, to direct any remaining storm runoff away from the structure.

There is a **planting area in front of the home**. The slope of the lot would result in excess water flowing towards the home and its foundations. Care should be taken to water the plants regularly but not to the point of over saturation. Generally, plants do best if watered for approximately five to ten minutes every two to three days. A professional landscaper could be consulted on ways to gage watering requirements to maintain healthy plants and lawns.

The **discharge from the downspouts** on this home, and the various area drains were routed to the back yard. The location of the discharge was onto the back lawn area. This could

METRO INSPECTION SERVICES

JOB NUMBER 23299

November 25, 2003

result in an improper discharge onto a neighbors' property. The seller should be asked for details of any neighbor disputes and this drainage may need to be taken to the rear street or lifted to the front street with a sump pump. There are some signs that the past drainage conditions around this home have produced some negative effects in the structure. The settlement of the foundations probably occurred before the current drainage system was installed but, in the interest of long term maintenance, some modifications and improvements could be considered.

The new gutters on this home have been installed with some details that have compromised some functional requirements in return for some aesthetic enhancements. The gutters have been installed on an almost flat slope. In addition, the exits into the downspouts were not all placed at the low spots in the gutter. Gutters work best if they have a slope of a minimum of 1/8 inch per foot to the downspout exit points, and the gutters will drain completely, only if the downspout exits at the lowest point, from the bottom surface of the gutter. The type of gutters installed on this home tend to trap debris and tend to have standing water left in the gutter. It is very important that this type of gutter be cleaned regularly. Moist soil laying in the gutter can cause accelerated damage from rust.

The gutters and downspouts should be generally reviewed and modified, wherever necessary, to direct all storm runoff away from the structure. This is not a major undertaking and can be accomplished by adding short extensions to existing house drainage systems. There are no signs that the existing drainage system has produced any major negative effects in the structure. But, in the interest of long term maintenance, these modifications should be considered. Specifically, the discharge from the downspouts at the front of the home and on the sides of the home needs to be collected and routed to an acceptable discharge area at the rear of the property or pumped to the street in front of the property.

EXTERIOR CONDITIONS

EXTERIOR DESIGN SUMMARY - Siding Type: Stucco Condition: Good

Windows: Steel Condition: Fair

Maintained: Fairly Well Needs: Window Opening Repairs

EXTERIOR DESIGN COMMENTS -

The exterior of this home is stucco. The stucco is normally placed over a wire mesh that is attached to wood sheathing or wall studs. The stucco appeared to be in good condition. Normal maintenance of stucco requires cleaning, sealing, and painting approximately every four to seven years. The need for maintenance in the four to seven year range will be based on paint quality and the exposure of surfaces to the southwestern sun.

METRO INSPECTION SERVICES

JOB NUMBER 23299

November 25, 2003

The exterior of the home has **wood and metal trim around the windows and doors** that is painted a dark color. Dark colors tend to absorb heat resulting in expansion of the wood materials. This causes an early aging of the wood, requires more paint maintenance, and the expansion causes small cracks to develop between the siding material and the trim. A small bead of pliable caulk should be maintained along the edge of this trim where the trim intersects with the house sidewall. This will keep water from entering into the space behind the trim where it can potentially leak into the interior. Ultraviolet inhibitors or absorbers are available in some paint and stain products that improve the life span of exterior dark colored finished surfaces in the Bay Area climates.

There are a number of **small cracks in the surfaces of the exterior** of the home, most of which have been filled and repaired. Most of these cracks are at the corners of doors or windows. Some cracking is normal and is caused by differential thermal expansion and drying of lumber and other building materials over the long term. However, on this home the cracking is somewhat more pronounced and the pattern of cracking suggests some past differential settlement of the foundation. This is most likely due to moisture and drainage conditions under the house. Other than the exterior cracking the settlement has not caused significant damage. There are no major cracks in the foundation or other signs of major instability. It is quite probable that, if the drainage conditions are maintained or improved, future damage will be limited.

This home is fitted with **steel frame windows**. It was noted that the grout in some of these windows has become brittle and cracked. If allowed to continue, this old grout condition may cause leaking and may result in some rust damage to the steel frames. It is recommended that any old cracked grout be replaced.

A **broken window** was noted in the back upper left bedroom of this home. This could cause damage from water entry onto interior window areas. Window sashes and wood dividers need to be kept well sealed against moisture leakage.

It was noted that the **back and side door on the home were keyed from the inside**. This type of keyed lock is usually installed to prevent a theft or unwanted entry from the outside. However, this kind of door lock is not recommended for fire safety reasons. An exit during a fire should not be impeded by having to look for a key and small children may not be capable of unlocking a door even if a key is left inserted in the lock.

Some of the **older aluminum windows in the home have not been maintained** properly. It was noted that some of the windows do not open smoothly. There are fire exit requirements for windows in bedrooms and operable windows are sometimes needed in an emergency. Any window that would be needed for a fire exit, and especially those in the bedrooms, should operate properly and should be big enough to allow a quick exit.

METRO INSPECTION SERVICES

JOB NUMBER 23299

November 25, 2003

It should be noted that this home has **coatings of paint that were applied before 1978**, which is when they stopped adding lead to paint products. The buyer should review and understand lead contamination prevention procedures before completing any paint removal, or paint application, on the home.

ROOF CONDITIONS

ROOF DESIGN SUMMARY - Roof Type: Spanish Tile **Condition:** Good
Expected Life: 40 Years **Estimated Age:** 4 Years
Gutters: Galvanized **Condition:** Good

ROOF CONDITION COMMENTS -

The **roof was inspected from the ground only**. This type of roof should not be walked on directly. Foot traffic can damage the roof covering or the underlayment. The height of portions of the roof from the ground also made access to the roof impossible and unsafe. Roofs over fourteen feet from the ground require special equipment and tall ladders. These inspections should be completed by professional roofers.

This home has a **Spanish Mission Tile roof**. The moisture protection for this type of roof is provided by the asphaltic felt underlayment. Inspection of this underlayment requires the removal of the tile. The condition or age of this roof is unknown. If more information is desired on the condition of this roof, a roofing contractor should be contacted.

The **gas fired appliance vent pipes** that exit above the roof line do not all have properly rated vent caps. Gas fired appliance vents are required to discharge above the roof line. It has been found that the older style vent caps do not vent properly during windy weather and that harmful gases, including carbon monoxide, can be forced back down the vent pipes into the home. The vent caps on the roof are not all properly rated vent caps and one was reported to be leaking.

This home has a **skylight on the roof**. No water stains were noted on the trim beneath the skylight in the kitchen at the time of the inspection. Some minor stains could appear in the future. They are caused by normal condensation of moisture in the skylight dome during humid weather conditions.

We have looked at the roof on this home and have evaluated the visible condition of the upper roofing surface. It should be recognized that **this is not a complete evaluation of the roof**. We are not professional roofers. We do not attempt, nor do we consider ourselves qualified to complete, a formal inspection of the quality, age, or leak tightness of the roofing system. We make our observations based on the condition of the visible surfaces of the roof, which may not

METRO INSPECTION SERVICES

JOB NUMBER 23299

November 25, 2003

be a true test of leak tightness. The upper surface is rarely the moisture barrier. It is most often a reflective surface that protects the underlying moisture barrier from the harmful rays of the sun. When a new roof is installed, it is usually only guaranteed for three years by the installer. We would not be in a position to guarantee leak tightness and cannot guarantee, in any way, that there are no leaks in this roof, or that the roof will last for a given number of years. For a complete inspection of the roof, or an estimate of the remaining life expectancy of the roof, it is recommended that a professional roofer be called in for a thorough evaluation.

INTERIOR CONDITIONS

INTERIOR SUMMARY - Wall Covering: Lath & Plaster **Condition:** Good

Floor Levels: Sloping **Condition:** Good

Maintained: Fairly Well **Needs:** Minor Repairs

INTERIOR COMMENTS –

There are some **out-of-level floor conditions** on the interior of the home. Floor level irregularities were noted in the living room and the lower back bedroom. A small amount of settlement is normal in a home and is caused by the settling in of the structure following construction. However, on this home the floor irregularities are somewhat more pronounced and the pattern of settlement suggests some past differential settlement of the supporting foundations. This is most likely due to the previously mentioned moisture and soil conditions under the home. The floor settlement has not caused significant damage to the home. Although there is some damage to the roof structure associated with the settlement, there are no serious cracks in the foundation or other signs of major instability. It is quite probable that, if the drainage conditions are maintained, future damage will be limited.

There is **no automatic door** closure device on the door between the garage and the home. This door is supposed to have a self closing spring or other mechanism to automatically close the door. This is recommended for protection against fire and noxious fumes.

The bathtub in the downstairs **bathroom did not have a normal shower enclosure** that fully protects the floors and walls. It is recommended that some type of shower door or other enclosure be installed.

The **fan in the kitchen may be a grease removal fan only**. It appeared to be the type of fan that removes grease from the moist air drawn off the stove top, and then discharges the moist air back into the room. Kitchen exhaust fans are recommended for both grease and moisture removal, and the discharge should be to the exterior of the home.

METRO INSPECTION SERVICES

JOB NUMBER 23299

November 25, 2003

The **pilot system was not working properly in the kitchen stove** and it appeared to need cleaning and servicing. The burners flared when lit, or did not light at all, which usually indicates an improper air to fuel mixture or a dirty gas port. The burners should be cleaned, and PG&E, or a stove repair company, should be called in to make the necessary adjustments.

The **kitchen stove has a spark ignition system**. Care should be taken to supply all users with a working knowledge of the ignition system. The burners only light at one setting of the burner control knobs. There are other settings where gas can escape with no ignition.

A **security system** has been installed in this home. However, it was not tested or demonstrated during the inspection. Some investigation into its operability and coverage should be pursued to fully understand and utilize its capabilities.

Bathroom tubs and shower stalls **should be regularly grouted** to keep moisture out of walls and surrounding structural materials.

FIREPLACE CONDITIONS –

There are **fireplaces in the living room and lower family room** of this home. They are masonry style fireplace. They have dampers that appear to open and close properly. They do not have glass doors for energy conservation. The mortar in between the fire brick inside the fireplace showed no major signs of deterioration and one firebox has been rebuilt. Repointing of this mortar from time to time is considered normal maintenance for a fireplace.

There are **cracks in the lower fireplace mantle**. Fireplace columns are concentrated loads that normally settle at a somewhat different rate than the house structure. Care should be exercised to keep the area around the fireplace column base as free of moisture as possible. Moisture and drainage allowed in this area will encourage the natural settlement. The cracks should be filled with a high quality rubber or silicone based caulk (or cleaned and repaired with concrete mortar) if they exceed approximately one-half inch. It was reported that an engineer had recommended some additional support for the fireplace column. The current cracks may be related to older settlement that has been arrested by the new drainage controls, but the cracks in the mantle should be monitored for evidence of continued settlement and remedial steps taken if necessary.

There is **deterioration in the mortar at the base of the fireplace column on the exterior**. This is usually caused by water entry into the top of the fireplace column. Fireplace columns should be protected at all times by a rain cap. Water entry causes moisture seepage through the brick mortar at the base of the column. This seepage causes degradation in the mortar. The base of this column has significant deterioration in the mortar. Repointing of this

METRO INSPECTION SERVICES

JOB NUMBER 23299

November 25, 2003

mortar by an experienced fireplace brick mason should be considered. The ash dump door was also noted to be missing.

SMOKE DETECTORS -

This home did not appear to have the newly recommended set of smoke detectors. Smoke detectors provide a very important early warning function. Their use and location is a function of the use patterns established by each occupant. The location of detectors in this home should be reviewed after any new occupant has moved in and reviewed periodically for operability. Recent changes in the fire safety codes recommend a smoke detector at the high point in each sleeping room as well as the previously required smoke detector in the access hallway outside each bedroom grouping.

STRUCTURAL SYSTEM

STRUCTURAL SUMMARY - Foundations: Spread Footings **Age:** Older
Structure: Wood Frame **Damage:** Significant
Damage Area: Foundation Settlement **Needs:** Repairs

STRUCTURAL COMMENTS -

The crawl space under the home was inspected by physical entry through a crawl space opening in the side of the home. The front of the crawl space had limited access (less than two feet of clearance), so it was inspected using a flash light from the closest adjacent area that was accessible. There were some asbestos covered heating ducts which obstructed full access to some areas. These areas were inspected by viewing over and under the ducts, wherever it was possible to do so, without damaging or contacting the duct work.

This is a **wood framed building**. There is a concrete perimeter foundation. There is a crawl space under the lower floor. The lower floor structure is supported by concrete footings with 2x4 cripple walls. The walls of the home are wood frame construction. The ceiling joists in the attic are 2x4. The roof structure is 2x6 rafters located at 24 inch intervals. The structure of this house is normal for the age of the construction.

The **foundation under this home is a concrete spread footing** placed at a shallow depth. The tapered footing supports a short pony wall that in turn supports the lower floor of the home. The surface of the concrete indicates adequate concrete quality and there are only the normal signs of age and wear expected in a home of this age. Normally a foundation poured when this home was built, did not include the same amount of structural steel that would be found in a new foundation. However, the present foundation system has withstood the test of time and appears to be providing proper support for the home.

METRO INSPECTION SERVICES

JOB NUMBER 23299

November 25, 2003

There has been some **settlement of the foundations**, and some interior floors were out of level. This type of damage is quite common in older homes but, compared to other older homes, this home does have some significantly sloped floors. An engineer has evaluated these foundations and has made some recommendations. We would defer to his expertise on these matters. If the buyer wants additional assurances that the conditions found do or do not constitute a need for remedy, a professional structural engineer could be consulted. It should be recognized that other experts, with more or less conservative views, may take a different view, and may recommend no repairs, or more repairs, of some portions of the foundation.

EARTHQUAKE PROTECTION

SEISMIC DESIGN SUMMARY - Sill Bolts: Yes Spacing: 6 Feet

Bracing: Some Type: Retained

Shear Panels: None Needs: Needs More Bolts and Shear Panels

SEISMIC DESIGN COMMENTS -

There is **some seismic bolting of the foundation sill**. However, the spacing appears to be greater than would be normal for a fully bolted foundation in a newer home. Foundation bolts are added to the concrete to sill interface to transmit lateral loads during earthquakes. Whereas some bolts were found, the number and spacing of the existing bolts would not meet present new house standards. This home has what is referred to as a high center of mass which makes the bolting somewhat more important. If the home was to be brought to present new house standards, a three-quarter inch diameter bolt would be placed every two to three feet along the sill. There would be a minimum of two bolts per sill member, and a bolt would be located within twelve inches of the end of any wooden sill member.

For **significant seismic events**, during which there would be extensive damage to many structures in the bay area, the cripple wall that supports the lower floor becomes a weak link in the structural support of the home. This short wall supports the main floor of the living portion of the home and is required to transfer shear type loads between the foundation and the first floor level. Stiffening the lower support walls with shear panels would be another upgrade that should be considered for this home.

Whereas this home came through the Loma Prieta earthquake with an acceptable amount of damage, future earthquakes are predicted on faults closer to this structure, and more damage would be expected. To prepare for the future, the **following seismic upgrades could be completed**. This home would benefit from:

- A full set of **sill bolt connections** to the foundations.
- Some **shear panels** added to increase stability.

METRO INSPECTION SERVICES

JOB NUMBER 23299

November 25, 2003

Some **additional observations** were made during our inspection concerning items that may increase the safety of occupants during the next earthquake.

- The **water heater had one metal straps** to prevent overturning during an earthquake. Information and evidence gained during the recent California earthquakes would appear to indicate the need for some additional attachments to structural members. On this size heater, a strap or set of struts is now required within nine inches of the top of the water heater, and a second strap located approximately four inches above the control panel (burner control thermostat). The new supports or straps should be attached with 1/4 lag screws that are at least three inches long. In addition, the water heater needs to be back braced to hold it firmly against the straps.
- The **gas line connection to the furnace** needs to be switched to a flexible gas line to allow the furnace to move during an earthquake without severing the gas line.
- It is **recommended that all gas meters have a wrench handy** for shutoff of the gas supply in an emergency. No wrench was seen near the gas meter.

ATTIC AND ENERGY DESIGN CONDITIONS

ENERGY DESIGN SUMMARY - Insulation: Attic R-Value: 30
Type: Fiberglass Batts and Loose Fiberglass
Energy Design: Upgraded, Older Home

ATTIC CONTENTS AND CONDITIONS -

The attic space was inspected from the attic access opening only. Entry to the attic can cause damage to ceilings and wiring. The **following items were found in the attic:**

- Approximately ten inches of fiberglass batt and loose fiberglass insulation.
- Some electrical wiring runs on the surface of ceiling rafters.
- A well-framed roof support structure.
- Ventilation in the ridges of the attic space.
- Several plumbing vent columns passing up through the roof line.

The attic in this home was inspected and found to **have damaged framing members**. It appears that some damage was done to some roof support members by the past settlement in the foundations. The engineers' recommendations should be reviewed and followed. Until the repairs are completed, some care should be taken not to overload this roof structure. The attic support members are smaller and more widely spaced than those found in newer construction and this home has a fairly heavy roof system.

METRO INSPECTION SERVICES

JOB NUMBER 23299

November 25, 2003

There are **moisture stains on the roof structure in the attic**. They appear to be old and a new roof has been installed relatively recently. It is assumed that these stains are from damage done prior to the latest roof. However, these areas should be monitored during rainy weather to determine if any further remedial action is needed.

ENERGY DESIGN COMMENTS –

During the past twenty five years the energy design regulations for new construction have gone through a number of changes. The amount of insulation required and the other energy conservation features have changed dramatically. This home is an older home that has had some **insulation added in the attic**, but the walls are probably not insulated. No insulation was seen in the floor spaces under the home. Some additional upgrading could probably be done. If desired, PG&E could be contacted for an energy audit to cover this subject as well as providing other recommendations on energy conservation.

-- END OF REPORT --